



NVDA
*Northeastern Vermont
Development Association*

BOARD OF DIRECTORS' MEETING MINUTES
ZOOM Meeting | Do North Coworking
March 26, 2026 5:30 PM

THOSE ATTENDING:

Directors

In Person: Cynthia Stuart, Scott Beck, Mark Whitworth, Paul Brouha, Brian Goodridge, Michael Strait, Steve Amos, Mike Metcalf, Chad Whitehead, Fred Saar, Brent Smith, Hope Colburn, Will Jones

Remote: Ken Linsley, Adam Bruggeman, Eileen Boland, Larry Thompson, Bill Davis, Jim Davis, Rick Ufford-Chase, Carolyn Crankshaw, Farley Brown, Greg Williams, Jim Brown, Kim Kreig,

Public/Guests

In Person:

Remote:

NVDA Staff

In Person: David Snedeker, Tina Gonyaw, Jennifer Burchell, Annie McLean, Owen Davie, Liam Abbate, Cathlin Driscoll, Molly Dockter, Carter Finegan, Lorna Higgs

Remote: Beth Torpey

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

Updates to Agenda

None.

Public Comment

None.

Minutes

PO Box 630 36 Eastern Avenue, Suite 1 St. Johnsbury, Vermont 05819-0630 802 748-5181 Fax: 802 748-1223

The regional planning and development commission serving The Northeast Kingdom: Caledonia, Essex and Orleans Counties
NVDA is an Equal Opportunity lender, provider and employer

A motion made by Fred Saar, seconded by Michael Strait to accept the minutes of the December 11, 2025 meeting as presented, carried unanimously on a voice vote.

Do North Presentation

Owen Davie and Annie McLean presented a slide show about the Do North Coworking space. The presentation is attached to these minutes.

Approval of Craftsbury Town Plans

David Snedeker presented the recommendation of the NVDA Town Plan Approval Committee for the Craftsbury Town Plan. A public hearing was held on January 20, 2026, and the plan contained all required elements and was consistent with the regional plan. The review committee recommended approval of the town plan by the full Board of Directors.

For the Craftsbury Town Plan, a motion made by Mike Metcalf, and seconded by Fred Saar, to grant regional approval, carried unanimously on a voice vote. Approval now gives the Craftsbury Town Plan substantial deference in the Section 248 process in accordance with Act 174.

Public Hearing

A motion was made by Steve Amos and seconded by Paul Brouha to open a Public Hearing to confirm municipal planning efforts. After Dave Snedeker discussing the purpose of confirmation, a motion was made by Mike Metcalf and seconded by Steve Amos to confirm the municipal planning efforts of the Towns of Craftsbury, Norton, Brunswick, and Wheelock. A motion was made by Cynthia Stuart to close the Public Hearing.

2026 Regional Plan Discussion

Cathlin Driscoll and Liam Abbate presented an overview of the 2026 Regional Plan and responded to questions from the Board of Directors. The presentation is included in these minutes. Senator Scott Beck also addressed the Board of Directors to explain possible changes to Act 181, particularly the extension of deadlines for Tier 3 and the Road Rule.

RLF Committee Vacancies

The Revolving Loan Fund Committee had one-year term vacancy for Caledonia County and a two-year term vacancy for banking. David Snedeker explained that NVDA has two loan programs – one for business loans and an EPA program for brownfield cleanup. He shared that NVDA receives very few loan applications in any year. Hope Colburn asked to be moved to fill the banking vacancy. This leaves vacant seats for Caledonia and Orleans Counties.

Director's Report

Dave Snedeker presented his report to the Board of Directors. His report is attached to these minutes.

PO Box 630 36 Eastern Avenue, Suite 1 St. Johnsbury, Vermont 05819-0630 802 748-5181 Fax: 802 748-1223

Other Business

None.

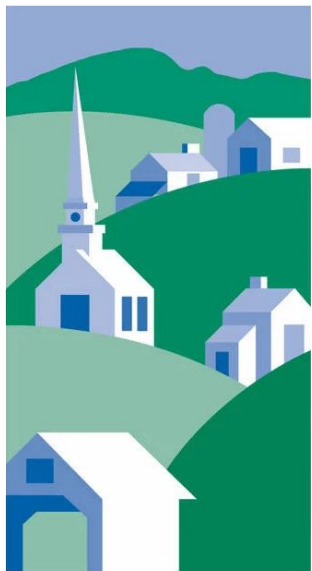
Adjournment

There being no further business, a motion by Michael Strait, seconded by Mike Metcalf, to adjourn the meeting carried unanimously.

President Cynthia Stuart adjourned the meeting at 7:00 PM.

Respectfully Submitted,

Tina Gonyaw
Business Manager

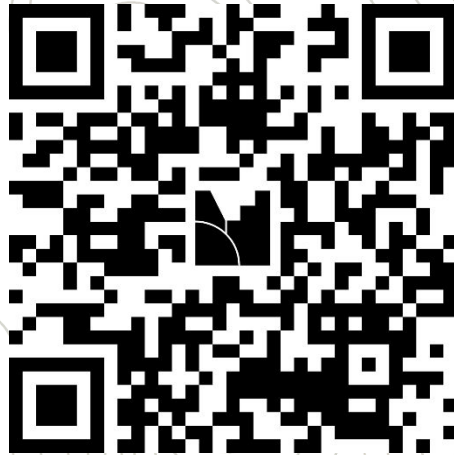


NVDA

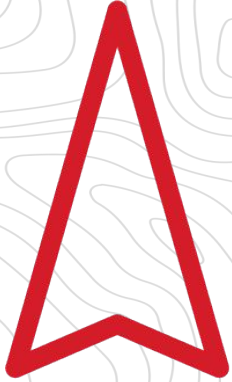
*Northeastern Vermont
Development Association*

 **DO** YOU KNOW **NORTH?**

Menti.com use code: **6243 5649** OR Scan the QR code below:



What's the deal with...



???

DO NORTH

???

Presenters: Annie McLean,
NVDA Economic Development Specialist
Owen Davie, Do North Operations Coordinator

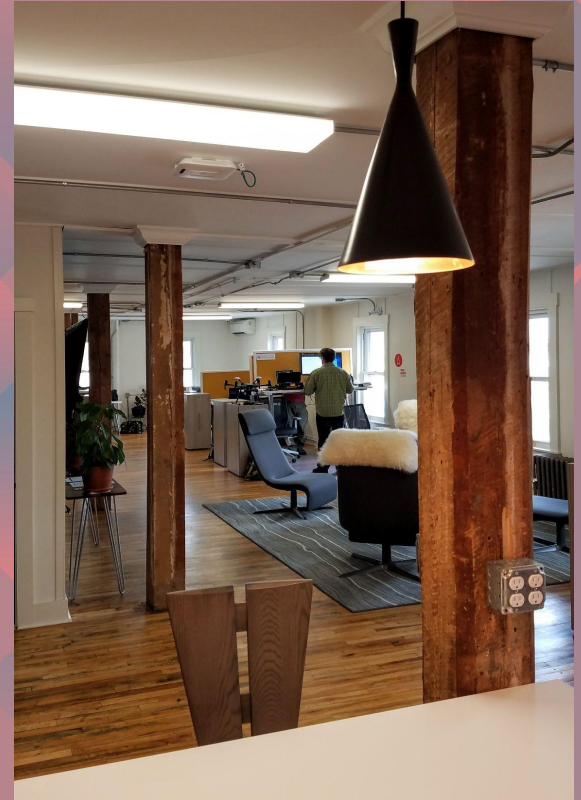


A hub for coworking, events, and entrepreneur-focused programs in the Northeast Kingdom.


**DO
NORTH
COWORKING**



NVDA
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Development Association





DO YOU KNOW NORTH ?



Vermont State
University

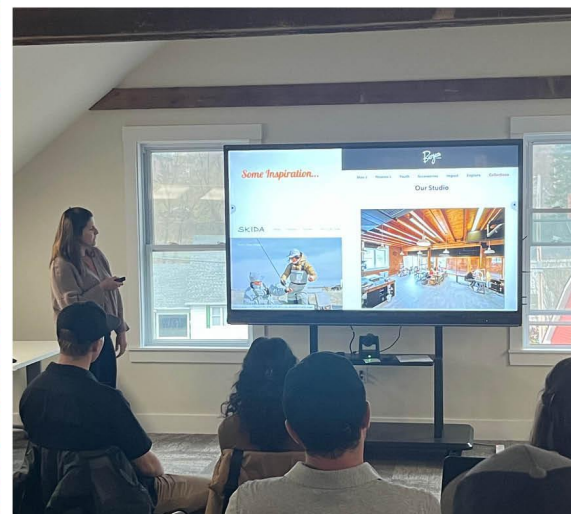


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KICKSTARTNEK

10-week business accelerator for NEK entrepreneurs and emerging businesses.





DO YOU KNOW NORTH ?



RUMBLE IN THE KINGDOM

PITCH COMPETITION

Annual event showcasing the region's most promising entrepreneurs, build connections, and award cash prizes to support continued growth.





DO YOU KNOW NORTH ?



Community Partnerships



VtSBDC

VERMONT SMALL BUSINESS DEVELOPMENT CENTER



**KINGDOM
TRAILS**



**FORESTRY
ACCELERATOR**



NEK

YOUNG
PROFESSIONALS
NETWORK



NORTHEAST KINGDOM

CHAMBER OF COMMERCE

VBSR



Monthly dinner series supporting entrepreneurship in the NEK that brings together a curated group for the evening conversations focused on building relationships and sharing ideas across the regional ecosystem.



NEK Monthly E-Ship Sync

- Monthly virtual convening of organizations directly supporting entrepreneurship and community-driven economic activity throughout the Northeast Kingdom.

- Registration link:





DO YOU KNOW NORTH?

What's Next?

- New workshops, meetups, and community events
- Summer '26 "Pitch Kitchen" series
- 2026 Rumble in the Kingdom!
- MORE KickstartNEK with pilot student and industry-specific cohorts
- Operational self-sufficiency by Q1 FY28
- New partnerships to deliver programming throughout the region
- Investment in initiatives that support job creation and long-term wealth building in the NEK!



DO NORTH

Thank you!

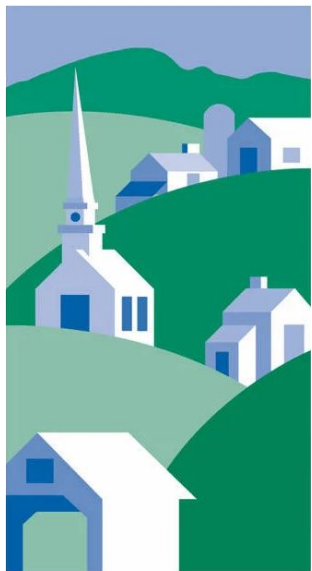
Annie McLean: Amclean@nvda.net

Owen Davie: odavie@donorthcoworking.com

www.donorthcoworking.com

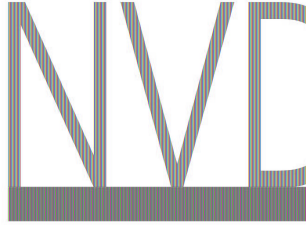


DO NORTH



NVDA

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Development Association*



*Northeastern V
Development A*

2026 Regional Plan

March 26, 2026

What is a Regional Plan?

- Reflect statewide planning goals to guide future growth and development in the three counties of the Northeast Kingdom
- Elements concerning Natural Resources/Working Lands, Energy, Transportation, Utilities/Facilities, Housing, Economic Development, Flood Resilience, and Future Land Use
- Program for the implementation of the Plan's objectives
- Statement indicating how the Plan relates to development trends, needs, and plans for adjacent municipalities and regions

Municipalities may apply for their plans to receive regional approval from NVDA, which is based on compliance with NVDA's Regional Plan

Implementation of Regional Plan

- NVDA weighs in on Act 250, Section 248, and Section 248a proceedings
- Municipalities reference the regional plan when applying for grants
- Informs municipal plans, including but not limited to housing targets
- Designation of centers and neighborhoods; relevant benefits are administered by Dept of Housing and Community Development
- Designation of Tier 1 eligible areas, and application for Tier 1B status on behalf of municipalities
- Ability to grant substantial deference to municipalities that want enhanced energy plans

Plan Outline

Vision Statement

Equity

Sustainability

Community
Empowerment

Land Use Plan

Utilities &
Infrastructure

Community &
Culture

Stewardship &
Climate

Transportation

Energy Plan

Physical
Infrastructure

Social
Infrastructure

Housing

Historical &
Cultural
Resources

Economic
Development

Natural &
Scenic
Resources

Watershed
Health &
Flood
Resilience

Principles

Themes

Topics

Engagement Schedule

| | | | | | |
|--------------------|-----------|---|---|---|--|
| Stakeholder | Public | Municipal Officials and the Public | Municipal Officials | Public | Municipal Officials |
| Activities | Survey | Webinars on Act 181 and Changes to State Designations Program | Met with Planning Commissions to review FLU maps and Tiers of Act 250 (Selectboard if local Planning Commission is inactive) | Survey; Tabling at Public Events in Newport City, Barton, Canaan, St. Johnsbury, Hardwick, Jay | Selectboards make decision on Act 250 exemptions (Tier 1B) |
| Time | Fall 2023 | Winter to Spring 2025 | Spring to Fall 2025 | Summer to Fall 2025 | Fall 2025 to Winter 2026 |

Public Outreach

- 69 Public meetings
- 5 Webinars
- Meetings with partner organizations
- 2 Surveys
- Tabling at 6 community events
- Websites, FPF, social media, newsletters
- Online Future Land Use map



Tiers of Act 250 and Responsibilities for them

RPCs

Tier 1 (growth areas)

- ✓ RPCs mapping includes Tier 1B eligible areas
- ✓ RPC maps do not impact any local regulations
- ✓ RPC maps do not change the characteristics of parcels
- ✓ 1B provides 50-unit exemption; 1A provides full exemption

LURB

Tier 2 (everywhere else)

- ✓ Tier 2 is generally “status quo”
- ✓ Road rule – rulemaking by LURB

LURB

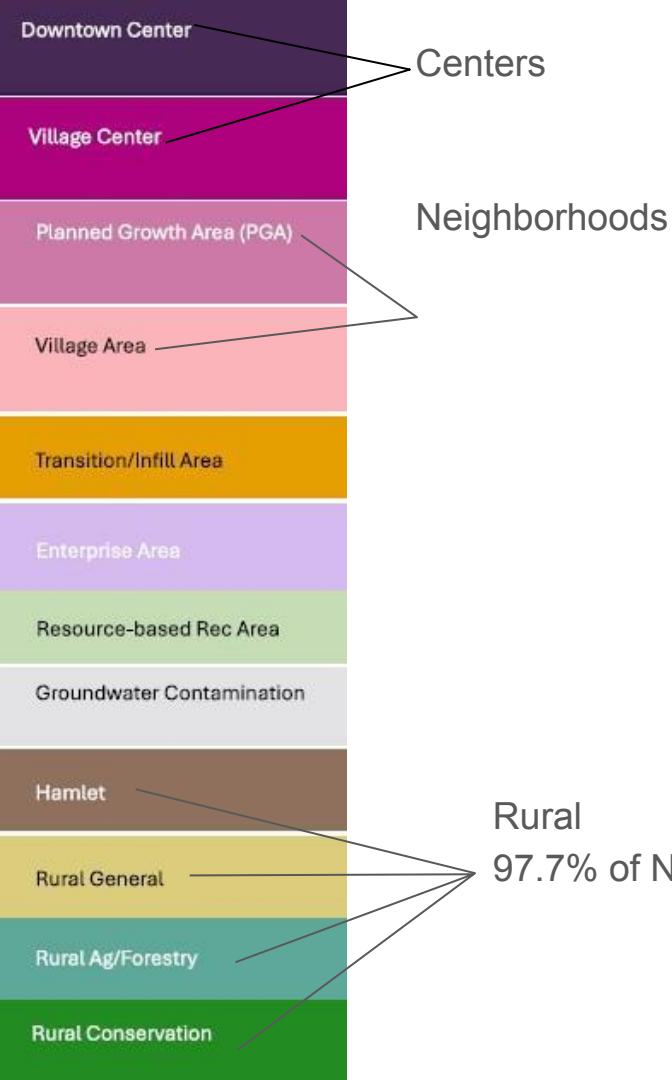
Tier 3 (critical natural resources)

- ✓ The Land Use Review Board (LURB) is responsible for Tier 3 mapping and rulemaking



- St. Johnsbury, Lyndon, Derby, Newport City, & Hardwick are seeking Tier 1B

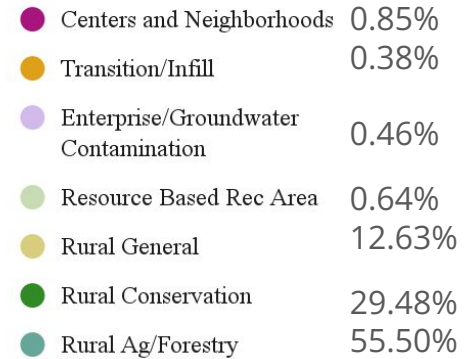
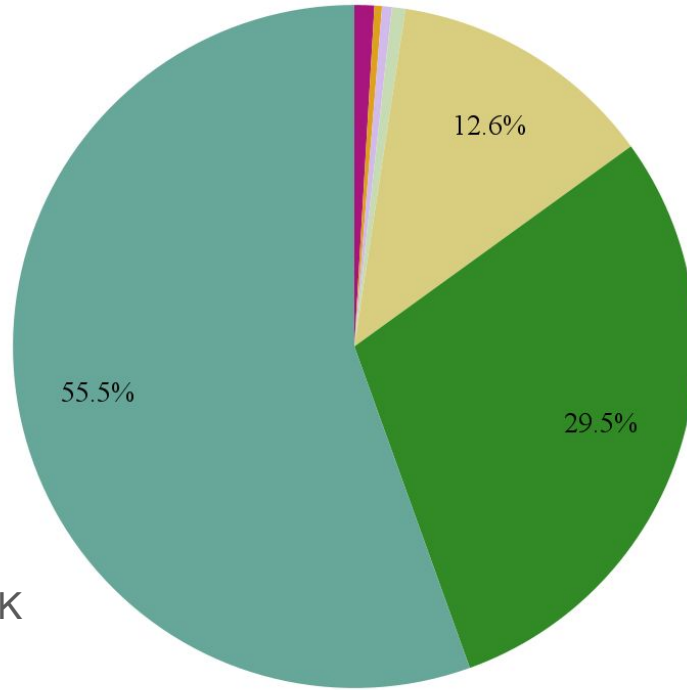
Future Land Use % of Land Area



Centers

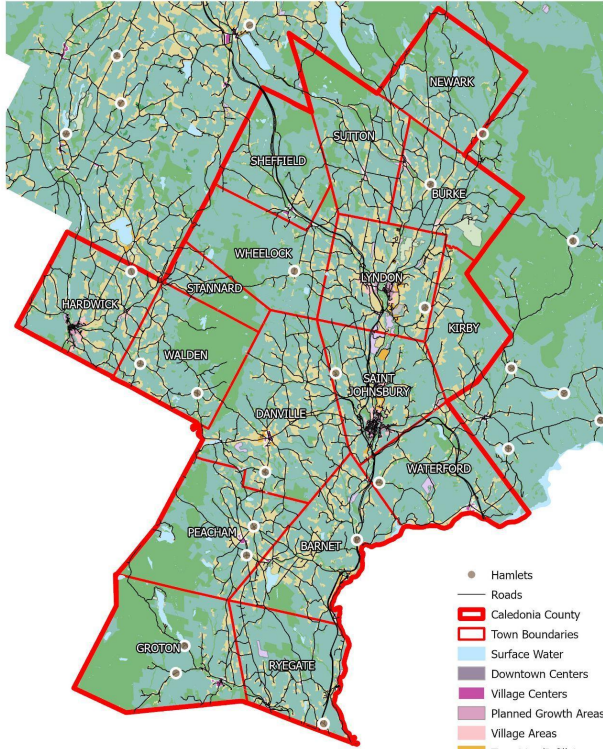
Neighborhoods

Rural
97.7% of NEK



Our Future Land Use Map

NVDA: FUTURE LAND USE MAP OF CALEDONIA COUNTY



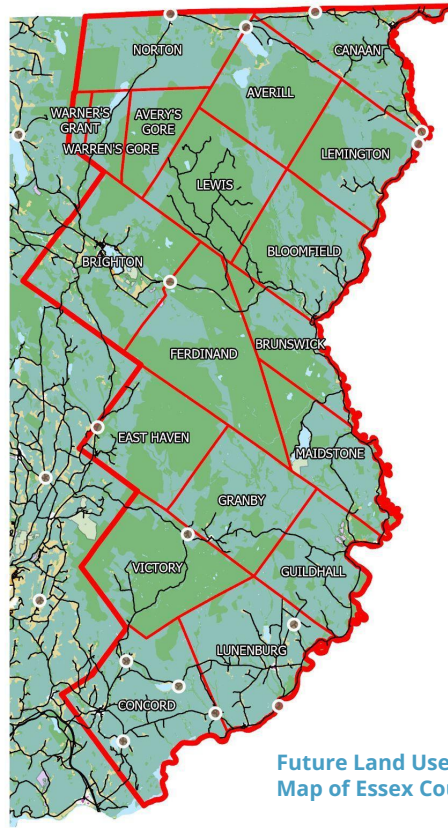
0 10 20 Miles

03/05/2026



Warning- This Data is for planning purposes only and does not replace a survey and/or engineering study. Because this map is developed from various scale sources, there may be some discrepancies between data layers.

- Hamlets
- Roads
- ▭ Caledonia County
- ▭ Town Boundaries
- ▭ Surface Water
- ▭ Downtown Centers
- ▭ Village Centers
- ▭ Planned Growth Areas
- ▭ Village Areas
- ▭ Transition/Infill Areas
- ▭ Enterprise Area
- ▭ Groundwater Contamination
- ▭ Resource-Based Rec Areas
- ▭ Rural General
- ▭ Rural Ag/Forestry
- ▭ Rural Conservation



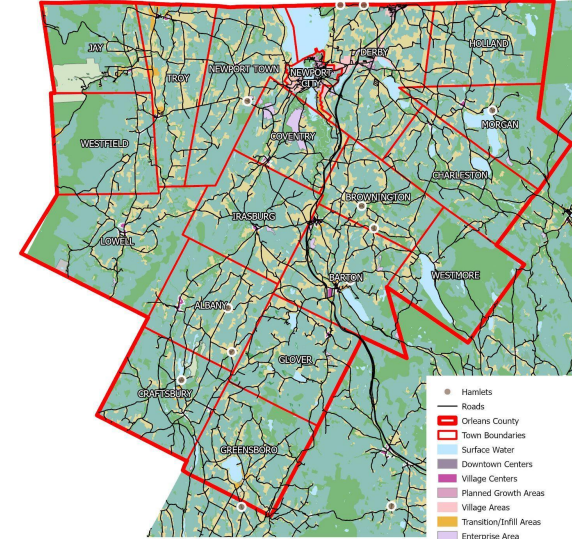
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03/04/2026



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NVDA: FUTURE LAND USE MAP OF ORLEANS COUNTY



0 10 Miles



03/04/2026

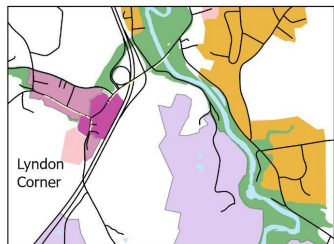
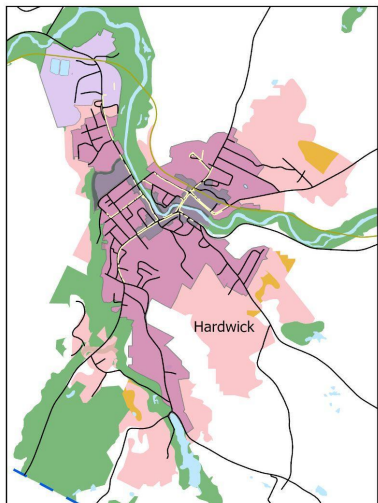
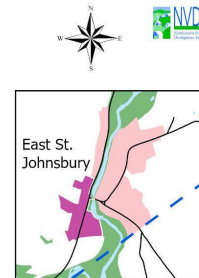
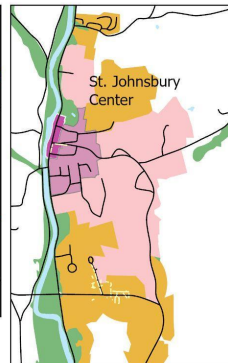
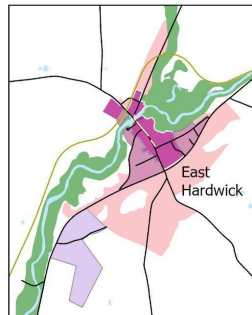
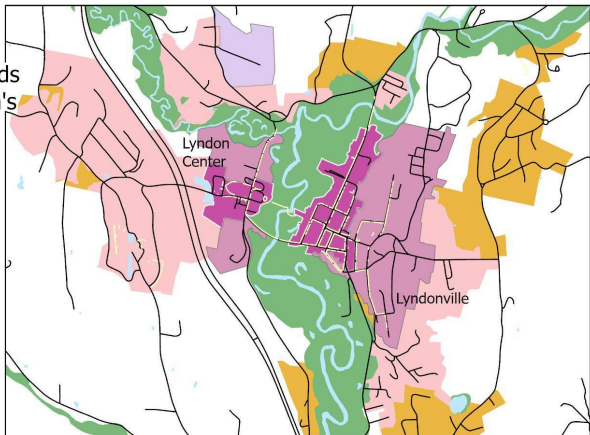
Warning- This Data is for planning purposes only and does not replace a survey and/or engineering study. Because this map is developed from various scale sources, there may be some discrepancies between data layers.

- Hamlets
- Roads
- ▭ Orleans County
- ▭ Town Boundaries
- ▭ Surface Water
- ▭ Downtown Centers
- ▭ Village Centers
- ▭ Planned Growth Areas
- ▭ Village Areas
- ▭ Transition/Infill Areas
- ▭ Enterprise Area
- ▭ Groundwater Contamination
- ▭ Resource-Based Rec Areas
- ▭ Rural General
- ▭ Rural Ag/Forestry
- ▭ Rural Conservation

Centers and Neighborhoods in Lyndon, Hardwick, St.

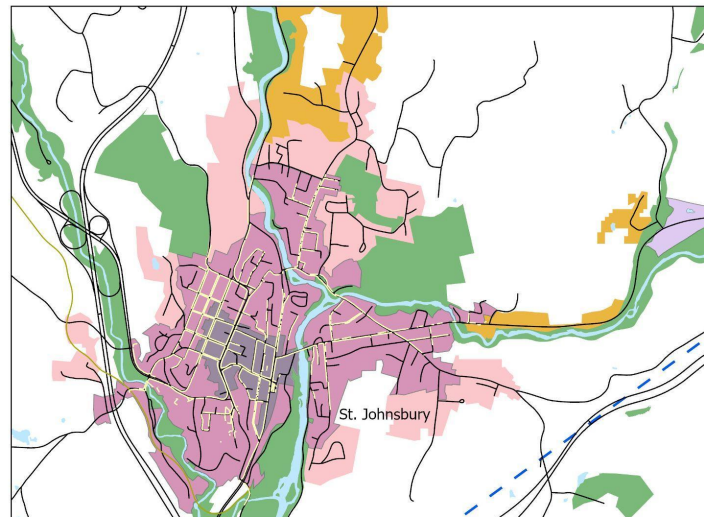
Map of Centers and Neighborhoods in the Region's 6 Most Populous Towns

Warning: this data is for planning purposes only and does not replace a survey or engineering study. Because this map is developed from various scale sources, there may be some discrepancies between data layers



- | | |
|----------------------|-------------------------|
| Sidewalks | Downtown Centers |
| Rail Trails | Village Centers |
| Roads | Planned Growth Areas |
| Municipal Boundaries | Village Areas |
| Surface Water | Transition/Infill Areas |
| | Enterprise Area |
| | Rural Conservation |

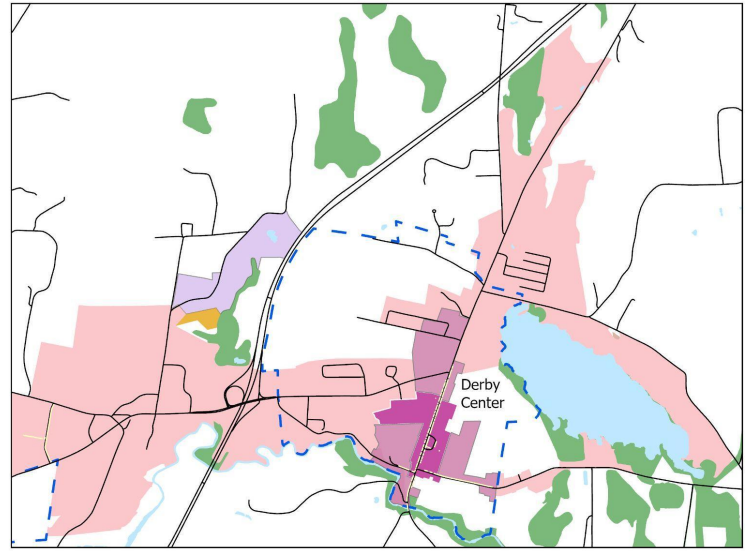
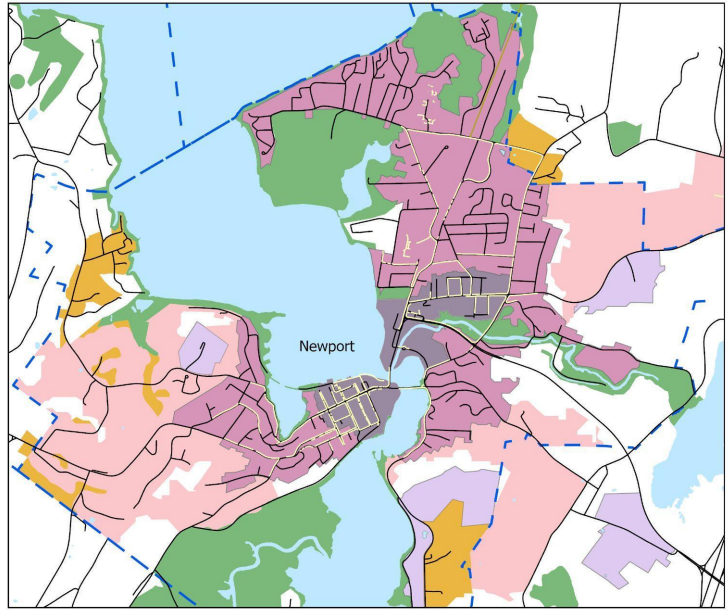
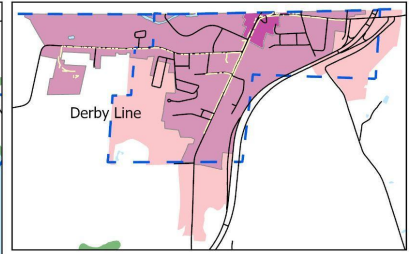
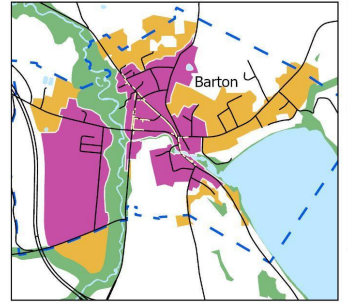
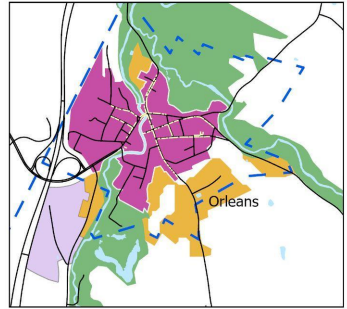
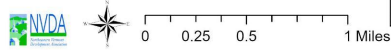
0 0.23 0.45 0.9 Miles



Centers and Neighborhoods in Newport,

Bartc Map of Centers and Neighborhoods in the Region's 6 Most Populous Towns

-  Sidewalks
-  Rail Trails
-  Roads
-  Municipal Boundaries
-  Surface Water
-  Downtown Centers
-  Village Centers
-  Planned Growth Areas
-  Village Areas
-  Transition/Infill Areas
-  Enterprise Area
-  Rural Conservation



Comments on Our Future Land Use Map

- Craftsbury, Danville, Norton, Ryegate, Sutton, and Waterford wanted more farmland categorized as rural ag/forestry
- Burke, Derby, Hardwick, Newport City, and St. Johnsbury wanted bigger neighborhoods
- Glover, Irasburg, Jay, Lowell, Lunenburg, Lyndon, Newport City, Newport Town, Sheffield, and Troy wanted bigger centers
- Greensboro and Newark wanted a smaller village center
- Danville, Greensboro, and Maidstone wanted smaller resource-based recreation areas
- A few towns wanted no village center, but NVDA is obligated to map one if the town has an area meeting the criteria
- A few other towns wanted a second village center, but the area did not meet the criteria
- Several towns wanted enterprise areas in industrial zoning districts, but without industrial activity NVDA was unable to map those areas as enterprise areas

Regional Housing Targets

Total additional home targets, 2025-2030 and 2025-2050

| Region | 2025-2030 | | 2025-2050 | |
|--------------------------|---------------|---------------|---------------|----------------|
| | Lower | Upper | Lower | Upper |
| Addison County | 1,296 | 1,978 | 4,103 | 8,088 |
| Bennington County | 1,453 | 2,188 | 4,483 | 8,836 |
| Central Vermont | 2,540 | 3,864 | 8,045 | 15,856 |
| Chittenden County | 7,301 | 10,537 | 15,783 | 47,407 |
| Lamoille County | 1,387 | 1,959 | 3,359 | 6,621 |
| Mount Ascutney | 1,207 | 1,781 | 3,750 | 7,391 |
| Northeastern Vermont | 2,836 | 4,193 | 9,014 | 17,768 |
| Northwest Vermont | 2,144 | 3,249 | 6,755 | 13,315 |
| Rutland Regional | 2,707 | 4,065 | 8,100 | 15,965 |
| Two Rivers-Ottawaquechee | 2,424 | 3,640 | 7,692 | 15,162 |
| Windham Regional | 2,571 | 3,730 | 7,933 | 15,635 |
| Vermont | 27,867 | 41,185 | 79,018 | 172,044 |

2025-2030: "Lower" assume VT year-round households increase at the 2016-2019 average annual rate of 1.02%. "Higher" assume the 2019-2022 rate of 1.77%.

2025-2050: "Lower" based on population projection. "Higher" assume VT year-round households increase at the long-term annual average rate of 1.4%.

All targets include additional projected year-round households plus homes needed to normalize vacancy rates, eliminate homelessness, replace destroyed homes, and provide a margin to address Vermont's 15% seasonal home rate.

Housing Target allocation

50% Local capacity:
Staffing, water/sewer,
presence of town
roads

30% Future Land Use
Map:

Amount of land deemed
suitable for residential
development

20% Tier 1B eligibility:
Whether a town has:

- unexpired town plan
- zoning bylaw
- subdivision bylaw
- a village

The 9 largest local housing targets

| Town | Population in 2024 | Non-seasonal Housing Units, 2024 | 2030 target | 2050 target |
|---------------|--------------------|----------------------------------|-------------|-------------|
| St. Johnsbury | 7,368 | 3,496 | 435-644 | 1,384-2,728 |
| Lyndon | 5,590 | 2,392 | 330-488 | 1,049-2,067 |
| Derby | 4,537 | 2,284 | 308-455 | 978-1,928 |
| Newport City | 4,394 | 2,109 | 302-446 | 959-1,890 |
| Hardwick | 2,965 | 1,470 | 184-273 | 585-1,154 |
| Troy | 1,749 | 732 | 128-190 | 409-806 |
| Barton | 2,815 | 1,370 | 121-180 | 380-760 |
| Burke | 1,317 | 641 | 100-148 | 317-625 |
| Danville | 2,360 | 1,084 | 100-147 | 316-622 |

All other municipalities in the Northeast Kingdom have a 2030 low end housing target of under 60 housing units

What's Next

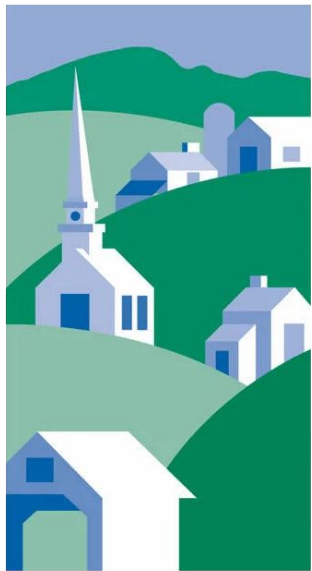
1. Comments from NVDA Board members accepted through April 5th
2. NVDA Board will vote on whether to submit Plan to the Land Use Review Board (LURB) at board meeting on **April 16, 2026**
3. If approved by NVDA board, a pre-application to the LURB in late April
 - a. ~ Two month pre-application process with the LURB
4. First Public Hearing in June
5. NVDA final application to LURB
 - a. Four to Six Month Application process with the LURB
6. If all goes as planned, LURB approval of Our Plan in late 2026

If the LURB does not grant approval of Our Plan by 12/31/26, all downtown and village center designations in the NEK will expire.

Questions and Comments?

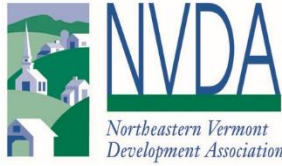
- [Draft Chapters of the Plan](#)
- [Draft Regional Future Land Use map](#) (from March 19th)
- To Submit Comments in Writing: <https://forms.gle/Hx7VbEQv4GAbSj4a9>
- Questions about Road Rule and Tier 3: act250.rulemaking@vermont.gov

Thank you for your support!



NVDA

*Northeastern Vermont
Development Association*



March 26, 2026

To: NVDA Board of Directors

From: David Snedeker, Executive Director

Re: NVDA Director Updates through March 26, 2026

Thank you once again for your leadership and participation in the NVDA organization.

Brownfields: NVDA continued with the implementation of the \$1.2M EPA Brownfield Assessment grant we received in 2025. We are currently conducting Phase 1 and 2 Site Assessments in St. Johnsbury, Newport, Barton, Orleans, East Hardwick, and Glover, including for many housing projects. We still have \$1M in EPA brownfield revolving loan funds and are nearing our first loan in East Harwick for the demolition of the former fire station.

Regional Plan and Mapping: The NVDA planning staff have been diligently working to complete the draft NVDA Regional Plan for the NVDA Board to review and comment. Staff have completed the mapping of the Future Land Use areas (required for all RPCs due to Act 181) and continue to receive detailed local information from some communities. At the mid-April NVDA Board meeting, the Board will be asked for approval to submit the Regional Plan to the Land Use Review Board (LURB) for their input. Until then, comments on the draft Regional Plan will be accepted until April 5th.

<https://forms.gle/Hx7VbEQv4GAbSj4a9>

Municipal Energy Resiliency Program (MERP): NVDA staff continue assisting the 39 municipalities that were awarded implementation grant funding from BGS to complete the energy efficiency work. Implementation has been going relatively well in most towns that have started their work. Additional outreach is underway for those towns that haven't made significant progress so they don't miss the MERP project deadline.

Municipal Water Systems Inventory: The VT Bond Bank has engaged with NVDA and the other regional planning commissions to conduct an inventory of municipal water systems in the respective regions. There are 34 such systems in the NVDA region, including fire districts. Project goals include gathering information on the extent (area) of each system, age and condition (if possible), # of connections, user rates and budgets, and system manager(s) or operator(s) to better understand system needs.

Emergency Management: NVDA has moved to a more limited role in providing emergency management services due to the lack of funding from VT Emergency Management since October 2025. We continue to host the Regional Emergency Management Committee meetings so as to maintain connections to our local communities. We are offering a limited amount of assistance for Local Hazard Mitigation Plans and

staff retain their ability to respond in the event of actual emergencies, including assisting at the State Emergency Operations Center if necessary.

Industrial Park activity: Vermont Renewable Gas continues to pursue a 2.2MW renewable generation project in NVDA's Lyndon industrial park. The developer is working with LED and VPPSA on a possible power purchase agreement. NVDA is assisting a new metals manufacturing business that has purchased 1227 Industrial Parkway (former BHS Composites) in St. Johnsbury. NVDA is in discussions with a tenant in our 1713 Industrial Parkway property about a possible purchase this year.

True Temper Brownfield Redevelopment Opportunity: NVDA continues working with the Town of St. Johnsbury, a local landowner, and a housing developer toward a brownfield redevelopment project in the community. NVDA took ownership of 575 Concord Avenue in January and submitted an EPA Cleanup Grant for the property. Once clean, the property will be transferred to a housing developer to build market rate housing for the community.

Do North Co-working update: NVDA assumed the management and operations of the co-working space in Lyndonville on March 1st. NVDA has sufficient grant funds to manage the project for two years as staff works to grow the membership base. Entrepreneurial programming is underway.

The above list of projects highlights just some of our work. Staff are also working in the areas of emergency management, water quality planning, transportation, mapping, and many other projects related to community and economic development in the Northeast Kingdom. Please contact me at dsnedeker@nvda.net if you have any questions. The support of the NVDA Board and our communities is greatly appreciated!

Thank you,

David Snedeker
Executive Director