



NVDA BOARD OF DIRECTORS' MEETING
ZOOM Meeting | NVDA Upstairs Conference Room; 36 Eastern Ave; ST Johnsbury, VT 05819
May 21, 2026 at 5:30 PM

MINUTES

In attendance – See attached.

Updates to Agenda – None

Public Input – No public comments

Approve April 16, 2026 Minutes – Motion by Fred Saar, second by Paul Brouha, to approve the minutes of 4/16/26. No discussion. Minutes approved unanimously.

Approve March 2026 Unaudited Financial Reports – Motion by Fred Saar, second by Paul Brouha to approve the March 2026 Financial Report subject to audit. No discussion. March Financials approved unanimously.

Approve Maidstone Town Plan – Alison Low discussed the review of the Maidstone Town Plan and recommended approval as it met statutory requirements. Motion by Jim Brown, Second by Fred Saar to approve the Maidstone Town Plan. No discussion. Motion approved unanimously.

Public Hearing to Confirm Planning Efforts - Hardwick, Maidstone, Troy and Westfield – Fred Saar motioned to open a public hearing. Motion passed. Alison Low explained the requirements for the confirmation of planning efforts under statute. The Towns of Hardwick, Maidstone, Troy, and Westfield met the requirements. Chad Whitehead motioned, Kate Baxter seconded, to confirm the planning efforts of said towns. No discussion. Approval unanimous. Jim Brown motioned to close the public hearing. Motion passed.

Vote to Submit the Draft Regional Plan to the Land Use Review Board – Motion by Eileen Borland, second by Fred Saar, to submit the draft NVDA Regional Plan to the Land Use Review Board for their consideration. Discussion followed, with written comments directly submitted by Mark Whitworth and Paul Brouha. Comments were generally around the top-down planning process that Act 181 imposed on the regions, and the ramifications of not having an adopted plan by 12/31/2026. There were questions about next steps in the LURB's review process, and if there would be opportunities for more public input. After Cynthia Stuart called for a vote, Town votes to submit the plan to the LURB were as follows:

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THE REGIONAL PLANNING AND DEVELOPMENT COMMISSION SERVING THE NORTHEAST KINGDOM:
CALEDONIA, ESSEX AND ORLEANS COUNTIES
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- Burke, Greensboro, Hardwick, Lyndon Legislator, Concord, St. Johnsbury, Wheelock, and NVDA At-large members voted in the affirmative (8 votes).
- Newark, Sutton, Lunenburg, Charleston, and Holland members voted in the negative (5 votes).
- Sheffield (abstained), while Waterford, Danville, Derby, and Newport members did not vote or joined the meeting after the vote.
- Vote passed.

FY27 Draft Budget – David Snedeker presented the draft FY2027 for NVDA. Overall, there is a projected 7% increase expected for revenues and expenses. Increased revenues are expected for the RPC side of NVDA, while a slight decrease is expected for the RDC side. Increased expenses are primarily due to increased consultant costs and NVDA salaries. NVDA is planning to hire 2 new staff.

Director's Report – David Snedeker presented a Director's Report (attached)

Other Business – None

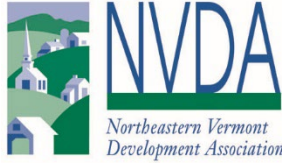
Adjournment – Fred Saar motioned to adjourn the meeting at 6:15pm. Motion carried.

NVDA Board Meeting 5/21/2026

Attendee	Position	Presence
Will Jones	Waterford	online
Carolyn Crankshaw	Sheffield	online
Ken Linsley	Danville	online
Jim Sullivan	Burke	online
Jim Davis	Holland	online
John Kellogg	Charleston	online
Mike Metcalf	Greensboro	online
Adam Bruggeman	Sutton	online
Kristen Leahy	Hardwick	online
Larry Fligelman	Hardwick	online
Marty Feltus	Legislator	online
Cynthia Stuart	Concord	in-person
Kate Baxter	Lunenburg	in-person
Chad Whitehead	St. Johnsbury	in-person
Mark Whitworth	Newark	in-person
Fred Saar	At-Large	in-person
Eileen Boland	Wheelock	in-person
Jim Brown	St. Johnsbury	in-person
Paul Brouha	Sutton	in-person
Gwen Bailey-Rowe	Derby	online
Rick Ufford-Chase	Newport City	online
David Snedeker	Staff	in-person
Alison Low	Staff	in-person
Cathlin Driscoll	Staff	in-person
Carter Finegan	Staff	online
Molly Dockter	Staff	online
Liam Abbate	Staff	in-person

MVDA Board Vote on Regional Plan to LURB

Municipality/Position	Attendee	Vote
Waterford	Will Jones	
Sheffield	Carolyn Crankshaw	abstention
Danville	Ken Linsley	
Burke	Jim Sullivan	Aye
Holland	Jim Davis	Nay
Charleston	John Kellogg	Nay
Greensboro	Mike Metcalf	Aye
Sutton	Paul Brouha/Adam Bruggeman	Nay
Hardwick	Kristen Leahy/Larry Fligelman	Aye
Legislator	Marty Feltus	Aye
Concord	Cynthia Stuart	Aye
Lunenburg	Kate Baxter	Nay
St. Johnsbury	Chad Whitehead/Jim Brown	Aye
Newark	Mark Whitworth	Nay
At-Large	Fred Saar	Aye
Wheelock	Eileen Boland	Aye
Derby	Gwen Bailey-Rowe	[arrived after vote]
Newport City	Rick Ufford-Chase	[arrived after vote]
	Aye	8
	Nay	5



May 21, 2026

To: NVDA Board of Directors

From: David Snedeker, Executive Director

Re: NVDA Director Updates through May 21, 2026

Directors - 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, Lunenburg, Hardwick, Lyndon, and Sutton, including for some housing projects. We still have \$1M in EPA brownfield revolving loan funds and are preparing our first loan in East Harwick for the demolition of the former fire station.

Regional Plan and Mapping: The NVDA planning staff have continued working on edits to the draft Regional Plan and preparing the pre-application documents for submitting to the Land Use Review Board (LURB). On May 13th, NVDA hosted Alex Weinhagen and Sarah Hadd from the LURB to discuss their role in Act 181 and provide insight on the LURB review and approval process. The LURB has thus far received draft regional plans from 5-6 other RPCs and has provided feedback to those RPCs for additional edits. NVDA is expecting similar feedback.

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. MERP Implementation funds must be spent by December 31, 2026.

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. NVDA staff meet directly with municipal water system staff and boards.

Emergency Management: NVDA continues its more limited role in providing emergency management services to municipalities due to a lack of funding from VEM. 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 Canadian manufacturing business that has purchased 1227 Industrial Parkway (former BHS Composites) in St. Johnsbury. NVDA is preparing to list its 1713 Industrial Parkway property for sale following our 20+ years of ownership.

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. We expect to learn the status of our EPA Cleanup application in June.

Do North Co-working update: NVDA is now fully managing and operating the co-working space in Lyndonville. A reminder that NVDA has sufficient grant funds to manage the project for two years as staff works to grow the membership base. Entrepreneurial programming is underway.

NVDA Staffing: NVDA is currently seeking an Administrative Assistant for our business office. Interested persons should contact Tina Gonyaw – tgonyaw@nvda.net. NVDA is also receiving applications for a Regional Planner position to replace Kyle Dwyer who left in January. Lorna Higgs, our long-time Special Projects Manager, and the expert behind our monthly *e-News & Announcements* will be officially retiring in mid-June.

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

Rationale for voting "No" on advancing NVDA draft Regional Plan

For Land Use Review Board Review

While much of the discussion and direction in the draft plan is excellent, as NVDA representative for the Town of Sutton, I am voting against forwarding it for preapplication review by the Land Use Review Board for the following reasons:

In my and the town's view the mapping process employed by NVDA's planning staff is flawed. It does not honor landowner decisions taken to enroll their lands in the UVA (Current Use) by automatically designating these lands as Rural Agricultural/Forestry lands. Further, it does not respect the town's working lands district by automatically designating those lands as Rural Agricultural/Forestry lands. Finally, proposed land designations do not follow parcel boundaries. While the planning staff has addressed most of these problems in Sutton in response to parcel-level requests, the result remains inconsistent with mapping across the rest of the planning area.

While Sutton's housing target has been reduced in response to continued requests, no local housing data have been collected, as required by statute 24 V.S.A. § 4348a(a)(9) to guide and further refine the disaggregation of state targets to municipalities across the planning area.

I view these as process and policy failures resulting from flawed interpretation of Act 181, Section 4348a and subsequent flawed interpretation of VAPDA Mapping Methodology which was adopted in pursuit of mapping consistency across the state. Further, at the NVDA level, policy decisions were made by planning staff without affording the Board opportunity for oversight.

I feel these flaws should be addressed before plan submission, but I acknowledge the time constraints NVDA is working under and look forward to addressing the flaws whenever possible as the planning process continues.

A handwritten signature in black ink that reads "Paul Brouha". The signature is written in a cursive, flowing style.

Paul Brouha, Representative

Town of Sutton

Statement opposing the submission of the the NVDA FLU map to the LURB

Mark Whitworth--NVDA Board member from Newark, NVDA Executive Committee member from Caledonia County

The methodology for creating the future land use map should have been presented to the Board for approval before any maps were created.

- A. Since this was not done, the proposed FLU map is not based on official NVDA policy.
- B. The absence of a clear mapping policy means that understanding the map requires considerable study.
- C. A small number of Board members were able to take the time to study the map.
- D. Modifications to the map were made to individual towns in order to assuage those Board members who objected to certain map features. As a result, the map is inconsistent from town to town within the region.
- E. The FLU map will not provide a solid basis for NVDA participation in Act 250 and Section 248 proceedings.