

TOWN OF FAIR HAVEN, VERMONT  
**Planning Commission -- Special meeting**

Fair Haven Municipal Building -- May 14, 2025 -- 7:00 p.m.

Present: Bob Richards, Linda Sienkiewicz, Ann Finley, Caryl Philip Adams, Glen Traverse, Sam Lucci, Logan Solomon of Rutland Regional Planning Commission

Chairman Bob Richards called the meeting to order at 7:00 p.m.

This is a joint meeting with the Fair Haven Select Board to discuss the first draft of the 2026 Regional Plan with Logan Solomon of the Rutland Regional Planning Commission (RRPC). Also, to decide if Fair Haven should opt into Act 250 Tier 1B.

Mr. Solomon thanked members for their interest and attendance. He distributed a handout of highlights of the Plan and noted a second handout that was more detailed. He said this launches Phase 3 -- inviting comment on the first full draft of the Plan. He reported the Regional Plan dates back to 1972; the current Plan was adopted in 2018; this is the most recent update to be adopted in 2026 guided by State statutes. The Regional Plan includes 27 Towns for input and includes future land use maps. The Plan is flexible to accommodate specific elements in each Town. The Plan is locally led, embracing equality and diversity and is outcome driven to ensure goals are met. There are 11 categories in the land use section, each with specific criteria. Mr. Solomon explained Act 181 passed in June 2024 that overhauls Vermont's land use planning, modernizes how Vermont directs investment to designated areas speeding up Act 250 jurisdictions. A large updated color-coded map of Fair Haven -- now displayed in the conference room -- shows the four categories of density, and designations -- Downtown Center, Village Center, Planned Growth Area, Neighborhoods. Planned Growth and Village require zoning and subdivision regulations. There are time constraints for revisions. Mr. Solomon asks that revisions are either in writing or drawn on a map. They would then come look at the area in question. If the Town opts to enter into the Act 250 1B, information is to be remitted to RRPC by July 1st. There was general discussion re: flood zone to be updated, now working on downtown neighborhood designation, river corridor mapped by the State, and how designation(s) impact Act 250. A committee of both Selectboard and Planning Commission representatives will meet to determine amendments. Mr. Solomon said a full draft of the Plan (100+ pages) is on the website [rutlandrpc.org/plan](http://rutlandrpc.org/plan) as well as a visualization, and a 1 page per each chapter summary of the Plan are included.

Linda Sienkiewicz **made a motion** to request the Selectboard to opt into Act 250 Tier 1B; seconded by Ann Finley and passed.

Linda Sienkiewicz moved to **adjourn** at 8:35 p.m.; seconded by Ann Finley and passed.

Respectfully submitted, Claire Stanley