

CALAIS PLANNING COMMISSION (PC)

October 21, 2025 Minutes

Calais Town Hall

PC Members: Jarrod Weiss, Melanie Kehne, Gary Root, Vicky Arthur, Rachel Seelig & John McCullough

Attending via ZOOM: Kathy Hentcy

Guests: Harris Roen (Calais DRB), Barbara McAndrew (Calais SB), Toby Talbot (Calais DRB) & Jordan Keyes (Calais SB via ZOOM), Brian Voight (Program Manager CVCRP), Niki Sabado (Land Use & Community Planner, CVRPC)

DRB = Development Review Board

SB = Selectboard

CVRPC = Central Vermont Community Planning Commission

Baked treat from Gary Root = squash cake w/ pecan topping

1. Meeting convened 7:03 p.m.
2. No Agenda Additions, no new business
3. Minutes
 - a. Sept 2 accepted by consensus
 - b. Oct 7 accepted by consensus with corrected typos and additional descriptor re: the baked treat
4. Niki Sabado and Brian Voight from Central Vermont Regional Planning Commission spoke regarding act 181 and the new requirement for Future Land Use (FLU) maps in the Calais Town Plan.
 - a. Quick Overview of Act 181 and statutorily required FLU Maps
 - b. Mapping designates those areas locally accepted for growth and development and those areas set aside from development
 - c. Three-tiered structure. Tiers 1A and 1B are future growth areas. Tier 3 is limited by critical, protected natural resources. Tier 2 is anything in between. Development requirements in Tier 2 are much as things are now with regard to ACT 250.
 - d. CVRPC is making these maps.
 - e. Development in Tier 1 areas may not have to deal with the rigors of ACT 250 Permitting.
 - f. Most of Calais will probably be Tier 2.
 - g. Tier 3 maps should be developed by January 2026.

5. November 4 PC Meeting is *World Café* public comment collection activity with regard to the Natural Resource/ Natural Environment Section of the Town Plan.
 - a. Some discussion of the questions and terminology to communally ponder.
 - b. Kathy Hentcy will roam between tables and take notes.
 - c. Each table (3 tables expected) discusses three questions within a 30-minute time span.
 - d. There are three different “seatings”.
 - e. This process may continue for the next several PC Meetings.
6. 8:40 meeting adjourned