



August 20, 2026

Dear Windham Region Selectboard Chairs and Town Managers,

Due to a technical error at the public hearing for the proposed Windham Regional Plan update on August 18th, 2026, we will be holding an additional public hearing on Monday, September 21st, 2026 at 6:00 p.m. No changes have been made to the draft plan since the Windham Regional Commission provided notice of the first public hearing in mid-July. Please see the attached hearing notice with additional information. The public hearing will be held at WRC's office located at 139 Main Street, Suite 505, Brattleboro, Vermont, and remotely via Zoom. To access the public hearing electronically or by telephone, visit WRC's website at www.windhamregional.org and follow the Zoom meeting link, or call the number provided in the meeting invitation.

Over the last year, WRC has been working on an update to its Regional Plan to meet new state requirements with the passage of Act 181 in 2024. WRC last adopted an update to its Regional Plan in July 2025. The main updates we have been working on include:

- Updating the Land Use chapter and Regional Future Land Use map based on new statewide regional future land use categories
- Incorporating regional and municipal housing targets based on growth scenarios developed by the Vermont Housing Finance Agency
- Addressing how the Regional Plan addresses potential environmental benefits and burdens

Please find enclosed a report documenting how the draft Windham Regional Plan conforms with the goals established in 24 V.S.A. 4302 and the plan elements established in 24 V.S.A. 4348a.

WRC has been meeting with member towns over the last several months to review draft updates to the Regional Future Land Use map and get community input. Enclosed is a current draft of Regional Future Land Use map for your community as of June 5, 2026. Please also find enclosed information about town eligibility for the new Act 250 Tier 1 exemption areas and the process for updating designated area boundaries on the Regional Future Land Use map after the plan is adopted.

The draft Windham Regional Plan can be viewed on WRC's website using the following web address: <https://windhamregional.org/act-181/>. WRC invites town officials to provide comments at the public hearing or in writing to Matt Bachler, Senior Planner, by email at mbachler@windhamregional.org, or by mail at 139 Main Street, Suite 505, Brattleboro, VT 05301, or by phone at 802-257-4547, ext. 112.

WINDHAM REGIONAL PLAN UPDATE NOTICE OF PUBLIC HEARING

The Windham Regional Commission (WRC) will hold a public hearing on a proposed Windham Regional Plan update on Monday, September 21, 2026 at 6:00 p.m. at WRC's office, 139 Main Street, Suite 505, Brattleboro, Vermont, and remotely via Zoom. To access the public hearing electronically or by telephone, visit WRC's website at www.windhamregional.org and follow the Zoom meeting link, or call the number provided in the meeting invitation.

The WRC serves all of Windham County, the Bennington County towns of Readsboro, Searsburg and Winhall, and the Windsor County town of Weston. The Windham Regional Plan provides guidance for change and development in this 27-town region, and it establishes the basis for much of the WRC's work program and regional planning efforts. The plan is intended for use by the WRC, town planning commissions, Selectboards, state agencies, developers, and others.

The principal elements of the Windham Regional Plan are: Introduction, Regional Profile, Land Use, Natural Resources, Transportation, Community Utilities, Facilities, and Services, Energy, Housing, Economic Development, Natural Resources, Educational, Cultural and Recreational Resources, and Implementation.

The draft Windham Regional Plan can be viewed on WRC's website using the following web address: <https://windhamregional.org/act-181/>. The WRC invites the public to make comments at the public hearings or in writing by email to Matt Bachler, mbachler@windhamregional.org or by mail or phone using the contact information below:

Windham Regional Commission
139 Main Street, Suite 505
Brattleboro, VT 05301
Phone: 802-257-4547, ext. 112