

JAMAICA SELECTBOARD — Minutes (DRAFT)
Jamaica Town Office
Monday, April 13, 2026 • 7:00 p.m.

Board members present: Jessica Pollock, Greg Meulemans, Kate Ullman, Robert Brooks

Public present: Paul Fraser, Andrea Ameden, Nate Drew, Bob Stomski, Greg Lakis, Peter Gollrick, Siobhan McDermott, George Abraham, Carol Cantwell, Diana DeMarsio, Eric Bowman Chris Mays, Chris Campany

Call to order: 7:00 p.m.

1. Call for late additions to the agenda

RFP for painting Town Hall

2. Approve the minutes of the March 23, 2026, Regular Meeting

Motion to approve: Jessica Pollock. Second: Kate Ullman. *Vote:* unanimous.

3. Continued Act 181 discussion with presentation by Chris Campany from the Windham Regional Commission (See Appendix A)

Chris Campany (Windham Regional Commission) provided a presentation and answered questions. The Commission serves 27 towns in southeast Vermont and provides technical assistance (roads, planning, and other municipal support). The Windham Regional Plan functions like a town plan at a regional scale and guides the Commission's advice to towns.

Act 181 overview: Major changes to Vermont land-use planning intended to standardize land-use areas statewide; may also expand grant eligibility for designated village centers.

- Tier 3 and the Road Rule are separate from the Regional Plan; the Legislature may delay implementation and/or require additional rulemaking.
- Act 181 establishes ten statewide land-use areas; Jamaica currently aligns with four primary use types:
 - Downtown and Village Centers — Jamaica Village and Rawsonville
 - Rural General — along Route 30; low-density residential
 - Rural — agricultural and forestry
 - Rural — conservation (ecologically valuable land; development should have minimal impact)

Tiers / Act 250 notes (as discussed):

- Tier 1a (Growth Areas): Act 250 would not apply.
- Tier 1b (towns with zoning and River Corridor rules): Act 250 exemption for up to 50 housing units (per discussion).
- Jamaica is currently expected to be Tier 2 (everything in Jamaica), except Road Rule considerations.
- Tier 3 rules and mapping are still in flux.
- If the Town opposes a development, a developer may appeal to the Land Use Review Board (LURB), which may overturn.

The Regional Plan currently does not include any Tier 3 areas. Conservation maps exist; it is unclear whether LURB will designate all conservation areas as Tier 3.

The maps should align with the Town Plan.

The WRC receives all Act 250 applications and engagements and reviews projects that may impact the region in a major way.

Regional Plan approvals: Previously, if 50% of towns rejected the plan, it failed; under Act 181, LURB has final approval.

Housing targets: Targets are set at the regional level. Town participation is optional (not a mandate). Towns may create an action plan but are not required to meet the targets.

Discussion: The Board discussed possible local actions to support housing, including acknowledging needs and constraints (water and wastewater), making zoning easier where appropriate, and maintaining local control. LURB does not have authority to mandate construction.

- LURB published a 12-page FAQ; Tom will post it to the Town website.
 - Guidance (as discussed): for concerns with the law, contact the Legislature; for concerns with rules, contact LURB. Public comments on rules will help guide LURB.
 - A shared Google Drive reportedly exists where towns are posting draft letters.
 - The Board will compile bullet points reflecting the Town's position on Act 181.
4. Discuss outcome of the April 8 vote to close and for the town to acquire the JVS property back from the school district for \$1; align on next steps and proposed roles and responsibilities between the selectboard and JPC

The April 8 school vote to close the school passed. The Board will coordinate with the Jamaica Planning Commission (JPC) to identify redevelopment grants and next steps. Jessica requested continuing the School Use Committee to serve as a liaison to the JPC; no formal vote was planned at this time.

The Board discussed clarifying roles and responsibilities between the Selectboard and the JPC.

Chris says Jamaica could become an Outdoor recreation hub. The town is uniquely positioned.

The Board anticipates the WRED will formally close the school and expects to work with counsel to transfer the property back into Town ownership.

5. Presentation by the EMD of the Local Emergency Management Plan and approval vote

Greg Lakis (Emergency Management Director) reviewed the updated Local Emergency Management Plan (LEMP), focusing on changes since the prior version, including updated personnel roles, notification areas, and emergency notification locations (Rawsonville location updated to Meulemans Store).

The LEMP serves as the Town's repository of emergency information when an emergency is declared and outlines roles and responsibilities specific to the Town of Jamaica.

Updates were intended to address findings from the Binary Blizzard event (final findings not yet received) and to expand communications options in the event of internet or wireless outages, including coordination with local HAM radio resources.

The siren atop the Fire Department building is broken and has been for months. Greg recommended it as

an important civil-defense warning tool and asked the Board to consider funding the repair.

Additional items discussed included replacing an aging cots (from the Irene response) and exploring a grant opportunity for pet sheltering.

Motion to approve the LEMP: Jessica Pollock. Second: Jason. *Vote*: unanimous.

Paul noted the siren is important for public notification and public awareness.

6. Appoint new Fire Warden

Motion to appoint Domenic Mangano as Fire Warden: Jessica Pollock. Second: Kate Ullman. *Vote*: unanimous.

7. Appoint members of the Jamaica Planning Commission

Motion to appoint Bryan Zieroff, Siobhan McDermott, John Van Housen, and Patrick McQuillian to the Jamaica Planning Commission (JPC): Jessica Pollock. Second: Greg Meulemans. *Vote*: unanimous.

8. Approve and sign the letter of intent to participate in the Municipal Roads Grants-In-Aid Program

The Town submitted a letter of intent to participate in the Municipal Roads Grants-in-Aid Program. Motion: Jessica Pollock. Second: Kate Ullman. *Vote*: unanimous.

9. Review bids for engineering of Goodaleville Bridge repairs

No bids were received. The temporary work currently in place is considered acceptable, and both Scott Jensen and VTrans indicated it can be treated as permanent work. As a result, the Town does not need to proceed with the project and will formally not accept bids. The Town has already been prepaid for the project.

The Board discussed whether the funds could be reassigned to other projects, if permitted.

10. Review and approve liquor license.

Liquor license approvals:

- WRP LLC — 2nd class liquor license; tobacco. Motion: Jessica Pollock. Second: Jason. *Vote*: unanimous.
- Northern Sun Mercantile — 2nd class liquor license. Motion: Jessica Pollock. Second: Jason. *Vote*: unanimous.
- Rawsonville Marketplace — 2nd class liquor license; tobacco. Motion: Jessica Pollock. Second: Jason. *Vote*: unanimous.

11. Review and approve overweight permit(s)

Overweight permit approvals (all approved unanimously):

- QXO — Motion: Greg Meulemans. Second: Jessica Pollock.
- Gurney Brothers Constructions — Motion: Greg Meulemans. Second: Jessica Pollock.
- National Services (d/b/a Consolidated Communications) — Motion: Greg Meulemans. Second: Jessica Pollock.

- New England Quality Services — Motion: Greg Meulemans. Second: Jessica Pollock.

12. Approve RFP for Town Hall exterior painting. Motion: Jessica Pollock. Second: Greg Meulemans. *Vote:* unanimous.

13. Review and approve time sheets for town office, listers, highway and transfer station

Motion to approve: Jessica Pollock. Second: Kate Ullman. *Vote:* unanimous.

14. Review and approve pay orders

Motion to approve: Jessica Pollock. Second: Kate Ullman. *Vote:* unanimous.

15. Public concerns

A long-awaited meeting is scheduled in two weeks with VTrans regarding the nature and timing of Bridge 42 on VT Route 30, which was washed out in the July 2023 floods.

Tom reported that transfer station tokens will be rolled out in May and that he will prepare an FAQ.

Bob Stomski asked about the street sweeper. Tom said Keith indicated it will occur in the coming weeks.

A question was raised about a sign in Rawsonville. Tom said the Rawsonville Schoolhouse Committee expects to bring a request to the Board in the near future.

16. Executive Session, if needed

17. Adjourn

Motion to adjourn: Jessica Pollock. Second: Kate Ullman. *Vote:* unanimous.

Meeting adjourned at 8:48 p.m.

Attest: Tom Tolbert, Town Clerk

APPENDIX A



WINDHAM
REGIONAL
COMMISSION

Act 181 &
Town Meetings for
Regional Plan Update

1

JAMAICA PLANNING COMMISSION MEETING
APRIL 13, 2026

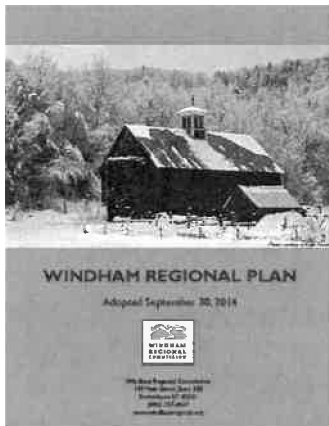


Windham Regional Commission

Serve 27 towns in Windham, Bennington, and Windsor Counties

Assist towns to provide effective local governance and work collaboratively with them to address regional issues

Technical resource for all areas of planning, grant management, and assistance in meeting state and federal requirements



What is the Windham Regional Plan?

Provides policy guidance on growth and development in the region

Establishes basis for WRC actions and work program priorities


Serves as a policy basis for WRC participation in reviewing Act 250 and Section 248 projects that are regionally significant

Advisory only: WRC has no permitting or regulatory authority



What is Act 181?


- **Makes major changes to Vermont's land use planning and regulatory framework, including:**
 - Consistency among Regional Future Land Use Maps
 - State Designation Programs
 - Act 250 jurisdiction
- **Strengthens place-based regulatory recognition and investments guided by regional planning and municipal action.**



Act 181 & Regional Plan FAQs

- WRC’s Regional Future Land Use Map does not relate to Tier 3. The Land Use Review Board (LURB) is responsible for mapping Tier 3 areas.
- Areas mapped as Rural – Conservation by WRC are not the same as Tier 3 areas. *Has no influence on what the LURB includes in Tier 3.*
- Apart from Tier 1a and 1b (village & downtown centers) that are mapped at the town’s request, all areas on regional plan are Tier 2, which means the traditional Act 250 requirements that have been in place for decades apply.
- Regional future land use map does not impact municipal zoning bylaws.

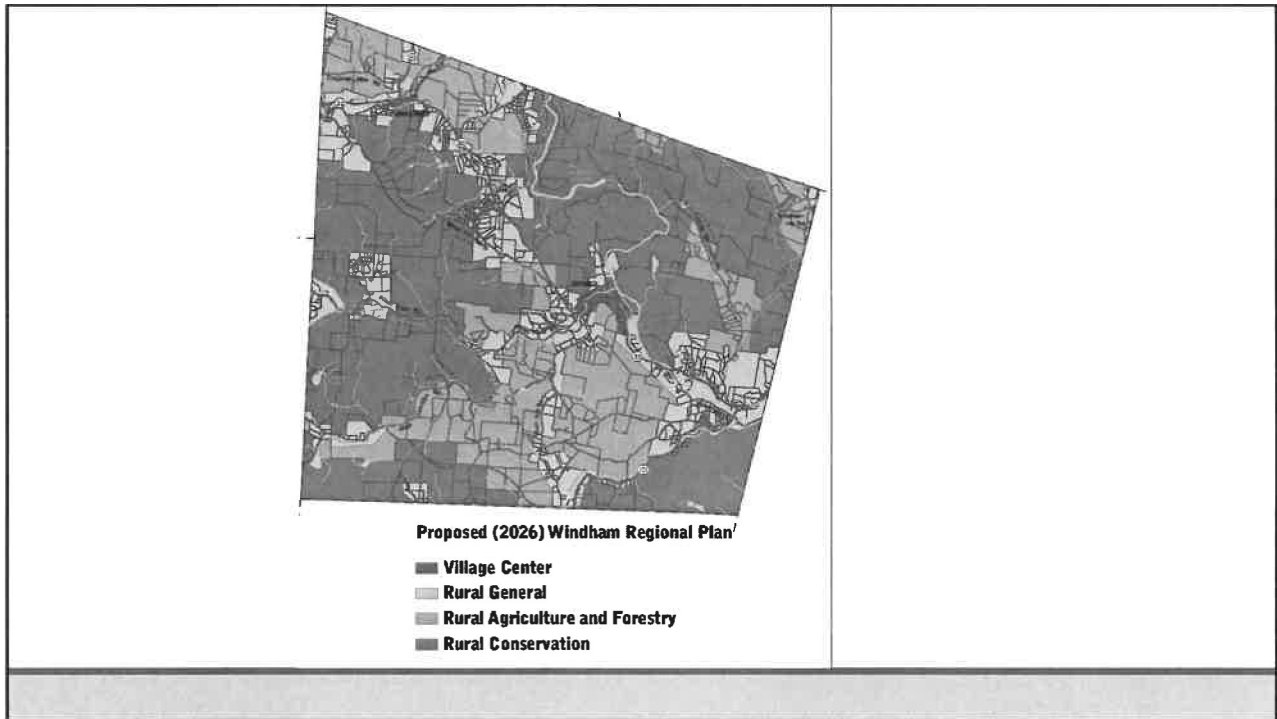
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Consistent Future Land Use Areas

- Downtown and Village Centers
- Planned Growth Areas
- Village Areas
- Transition and Infill Area
- Resource-Based Recreation Areas
- Enterprise
- Hamlet
- Rural – General
- Rural - Agricultural and Forestry
- Rural - Conservation


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Downtown and Village Centers
Mixed-use historic town centers that include commercial, residential and civic uses.



Planned Growth & Village Areas
Existing settlement and future growth areas adjacent to downtown and village centers with higher concentrations of population, housing, and employment.

This section contains two photographs and two text blocks. The first photograph shows a church with a steeple in a town square. The second photograph shows a residential street with trees. The text blocks describe 'Downtown and Village Centers' as mixed-use historic town centers and 'Planned Growth & Village Areas' as existing and future growth areas with higher concentrations of population, housing, and employment.



Enterprise Areas

Locations of high economic activity and employment, such as industrial parks



Resource-Based Recreation Areas

Large-scale recreational facilities often concentrated around ski resorts with infrastructure, jobs, and housing to support recreational activities.



Transition and Infill Areas

Areas of existing or planned commercial, office, mixed-use development outside of downtown or village centers.



Rural — General

Low density residential areas with limited commercial development that is compatible with productive lands and natural areas.



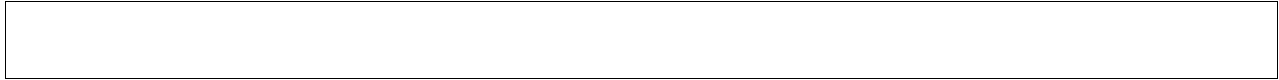
Rural - Agricultural and Forestry

Blocks of forest or farmland that sustain resource industries. Also includes low and very low density residential uses.



Rural — Conservation

Lands with ecological value and require special protection due to their uniqueness, fragility, or ecological importance. Any development in these areas should have a minimal impact on natural resources.

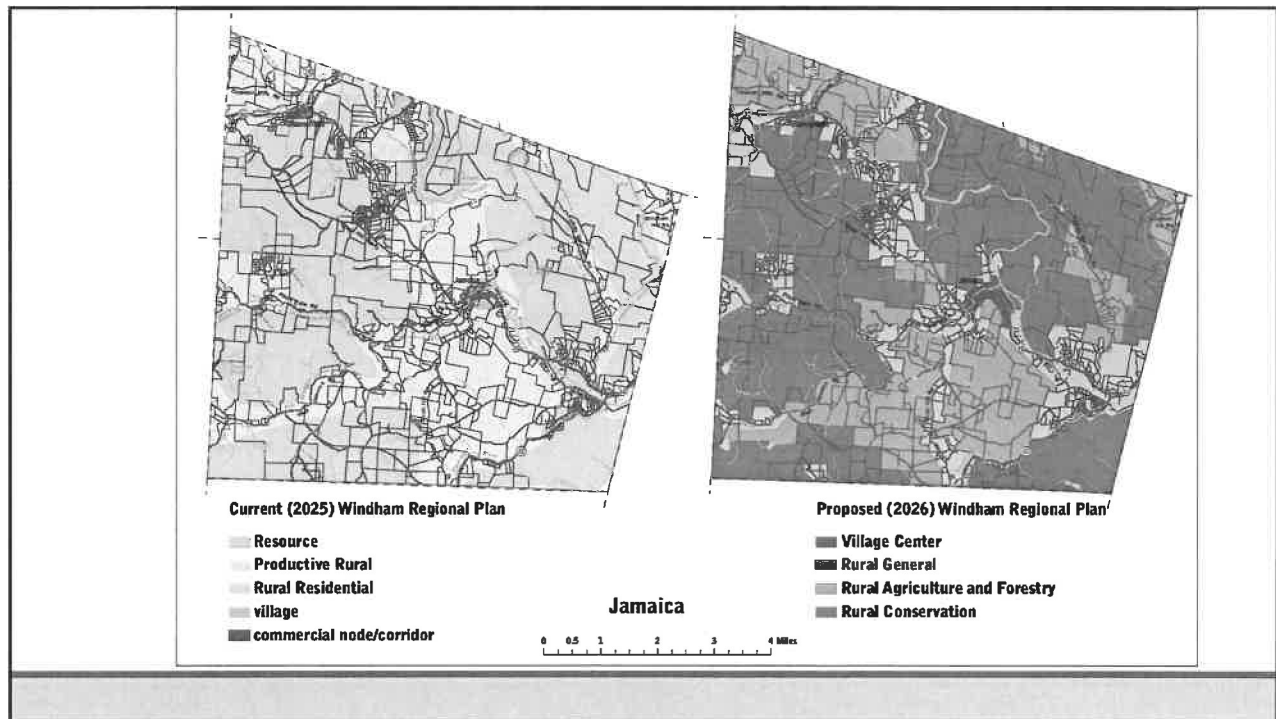


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Act 250 -Tiers and Responsibilities

RPCs	LURB	I-URB
<p>Tier 1 (growth areas)</p> <p style="text-align: center;">Tier 2</p> <p>includes everywhere Tier IA and 1B eligible</p> <p>areas</p> <p>RPC maps do not impact any local "status quo" regulations Board (LURB) is</p> <p>RPC maps do not by LURB responsible for Tier 3 change the mapping and characteristics of rulemaking parcels</p> <p>1 B provides 50-unit exemption; IA provides full exemption</p>	<p style="text-align: center;">Tier 3</p> <p>(critical natural resources)</p> <p>Road rule — rulemaking</p>	<p style="text-align: center;">RPCs mapping</p> <p>resources)</p> <p>The Land Use Review</p> <p>mapping and</p>

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<p>Role of the regional plan in WRC engagement in Act 250 applications.</p> <p>Like towns, we are included in all notices about Act 250 regardless of project size.</p> <p>The regional plan sets the standard by which the commission evaluates projects for Substantial Regional Impact.</p> <p>This determination influences how we engage in Act 250 applications.</p>	<p>Projects of Substantial Regional Impact are those that require regional resources, services, facilities, or that because of their size, location, or type will:</p> <ul style="list-style-type: none"> Benefit the region as a whole; Be necessary to the well-being of the region; Be responsible for impacts to regional resources, services or facilities; Be located outside the region but affect it in some manner; Affect more than one town; Continue to cause ongoing concern to the region or its communities; or Have cumulative regional impacts as the result of multiple projects or ongoing development.
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State Designation Program

CENTERS:
Downtown Centers and Village Centers

- Step 1: Beginner Village
- Step 2: Intermediate Village
- Step 3: Downtowns

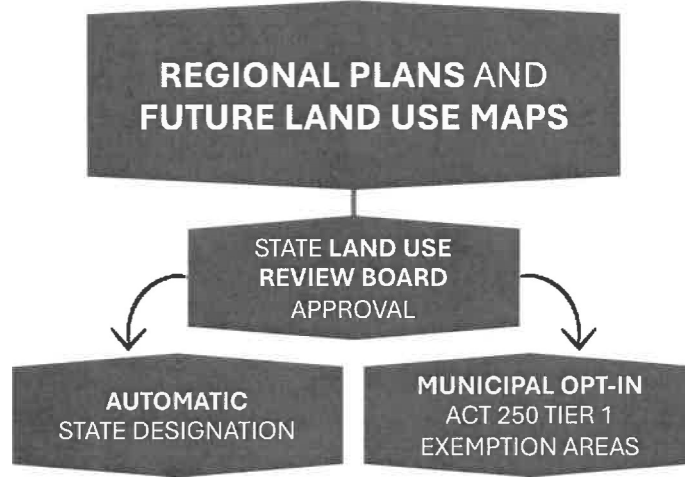
NEIGHBORHOODS:
Planned Growth Areas and Village Areas



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Regional Plan Approvals



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Regional and Municipal Housing Targets

Regional Plan Requirements:

Only a goal to Estimate the total needed housing in terms of price, quality, provide by unit municipality size or type, . and disaggregate regional housing targets needed housing!

Municipal Plan Requirements:

Housing chapters will need to include a recommended program of action steps to address housing targets as identified by the regional planning commission.

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Local Housing Targets

Municipal target is based on:

1. Existing population
2. Existing number of housing units (year-round dwellings only)
3. Availability of public water and wastewater infrastructure

Windham Region Housing Targets			
2030		2050	
Lower	Upper	Lower	Upper
2,571	3,730	7,993	15,635

Jamaica Housing Targets Draft			
2030		2050	
Lower	Upper	Lower	Upper
39	56	120	235

*To reach 2050 goal, approximately 5 to 8 new housing units/year

What can towns really do about housing?

Recognize the need for housing and commit to planning for it.

Recognize current and future housing realities (cost of land, materials, labor, permitting, existence/absence of supporting infrastructure such as wastewater and water)

Build community infrastructure to support housing, especially housing at scale that drives down development costs per unit.

Consider housing development cost factors that are in town control, such as use of town land, revolving loan funds, tax stabilization.

Make town permitting easy if it has zoning.

Windham Regional Plan Update Timeline



Contact Information

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Regional Plan Update Website: <https://Lwindhamregional.org/act-181/>

