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**Regional Plan Committee
Special Meeting**

April 15, 2025 at 4:00 pm

29 Main Street, Suite 4, Montpelier, VT 05602

To join Zoom meeting:

<https://us02web.zoom.us/j/87815276521?pwd=Mmw5U080SGpCTUFNVHZFSEERQUlI0dz09>

Meeting ID: 878 1527 6521, Passcode: 783374

One tap mobile (929)436-2866 or 1(301)715-8592

Persons with disabilities who require assistance or alternate arrangements to participate in programs or activities are encouraged to contact Nancy Chartrand at 802-229-0389 or chartrand@cvregion.com at least 3 business days prior to the meeting for which services are requested.

AGENDA

| | |
|----------------|---|
| 4:00 pm | Adjustments to the Agenda |
| | Public Comment |
| 4:05 pm | Approval of Minutes (action) |
| 4:10 pm | Short-Term Rentals (discussion) |
| 4:30 pm | Infrastructure and Construction Costs for Housing Development (discussion) |
| 4:50 pm | Updates on Future Land Use Map (discussion) |
| 5:20 pm | Updates on Community Outreach Survey (discussion) |
| 5:30 pm | Adjourn |

Next meeting: May 6, 2025

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Regional Plan Committee

Draft Minutes

April 1, 2025 4:00 – 5:30 pm

29 Main Street, Suite 4, Montpelier, VT 05602

Remote Access Via Zoom

Committee Members:

| | |
|---|---------------------------------------|
| X | Alice Peal, Waitsfield Alternate Rep |
| | Alice Farrell, Barre Town Rep |
| X | Doug Greason, Waterbury Rep |
| X | Mike Miller, Montpelier Alternate Rep |
| X | John Brabant, Calais Rep |

Staff: Christian Meyer, Brian Voigt, Eli Toohey, Niki Sabado, Will Pitkin (in person)

A. Peal Called the meeting to order at 4:04PM

Adjustments to the Agenda

A. Peal modified the order of the agenda items to shift Substantial Regional Impact Definition after Future Land Use Map – Preliminary Draft and Topics for Further Discussion.

Public Comment

No public comment.

Approval of Minutes

D. Greason moved to approve the draft 3/4/2025 meeting minutes, J. Brabant seconded, all in favor, motion carried.

Future Land Use Map – Preliminary Draft

B. Voigt showed the committee progress to date on the Regional Plan Future Land Use (FLU) Map and compared his methodology for developing the map to the statewide guidelines that VAPDA recently published. The primary contrast was that the VAPDA methodology began by mapping the most developed FLU categories (downtown centers, village centers, etc.) then proceeded in descending order of development, whereas due to the more rural composition of the region, B. Voigt began by mapping the most rural FLU categories then proceeded in ascending order of development.

B. Voigt noted several imprecise definitions in the methodology, including whether working lands that are also conserved belong in the Rural – Agriculture and Forestry or Rural – Conservation FLU category. Discussion followed. Committee members noted that conserved lands may include varying uses (such as working farms or forestry plots that experience frequent human intervention but are typically not suitable for intensive development vs. preserved sensitive wildlife habitats where human intervention is limited to at most a network of walking trails). Additionally, the committee noted the distinction

1 between varying degrees of legal mandate for conservation, ranging from state parks to conservation
2 easements to the current use program (and noted that there is currently discussion underway in the
3 state legislature to potentially roll back some of the less binding conservation measures).

4
5 Committee members generally expressed a preference for keeping farming and agricultural lands that
6 are also conserved as mapped under the Rural – Conservation category instead of Rural – Agriculture
7 and Forestry when lands fall into a grey area in the mapping methodology.

8
9 B. Voigt stated that, moving forward, he will note inconsistencies between the guiding legislation and
10 the VAPDA mapping methodology then seek the committee’s opinion for how to navigate those grey
11 areas. He will develop the map to the extent that the methodology and legislation provide unequivocal
12 guidance then work with the committee to assign FLU categories to the remaining areas that do not fall
13 neatly under one category.

14
15 M. Miller noted that the City of Montpelier is already in an advanced stage of developing its municipal
16 FLU Map and compared different approaches for mapping the aforementioned grey areas in the
17 methodology.

18
19 C. Meyer noted that municipal and regional FLU Maps do not need to be exactly identical; they need to
20 be in conformance with each other, so there can be minor differences as long as they do not result in
21 significant conflicts such as between potential conservation and development.

22
23 Staff discussed how the FLU Map has led to a bottleneck in Regional Plan development because the
24 mapping methodology was not available until recently, but staff will continue working on other pending
25 issues in the meantime to the extent possible and resume progress in full once the FLU Map is
26 developed.

27 28 **Topics for Further Discussion**

29
30 A. Peal asked how the committee can continue to contribute toward the Regional Plan while the FLU
31 Map is under development and referenced the list of potential discussion topics that committee
32 members began constructing.

33
34 The first such topic was short-term rentals and how CVRPC can assist member municipalities in
35 regulating them.

36
37 Committee members explained how they hoped to address topics for further discussion in upcoming
38 meetings.

39
40 B. Voigt created a shareable spreadsheet for committee members to add potential topics for further
41 discussion and will share with the committee.

42 43 **Substantial Regional Impact Definition**

1 A. Peal, C. Meyer, and W. Pitkin summarized the importance of the Regional Plan's definition of
2 Substantial Regional Impact (SRI):
3

4 The first point is that statute requires CVRPC to define SRI in its Regional Plan but does not have
5 additional requirements about the definition itself, just that it exist in the Regional Plan.
6

7 The second point is that CVRPC has chosen to use SRI as a tool to determine which Act 250, Section 248,
8 and Section 248a applications staff bring before the Project Review Committee for in-depth review; SRI
9 **does not exclude** CVRPC from reviewing any applications. CVRPC may still comment on any Act 250,
10 Section 248, or Section 248a application even if that application does not have SRI. CVRPC's comments
11 on these applications are limited to the applications' conformance with the Regional Plan.
12

13 The third point is that in the rare event of a conflict between the Regional Plan and the municipal plan of
14 the municipality where a project is located, SRI determines whether the Regional Plan or municipal plan
15 takes precedence when the permitting authority reviews the application for plan conformance.
16 Discussion included a recent example in the Two Rivers-Ottawaquechee region where an Act 250 permit
17 was appealed because the project was not in conformance with the Two Rivers-Ottawaquechee Regional
18 Plan even though it was in conformance with Hartland Town Plan. The VT Supreme Court ruled that the
19 project had SRI and the Two Rivers-Ottawaquechee Regional Plan's definition of SRI was legally valid.
20 Therefore, the court overturned the issuance of the Act 250 permit because the project had to be in
21 conformance with the regional plan, not the municipal plan.
22

23 J. Brabant moved to adjourn, D. Greason seconded, all in favor.
24

25 A. Peal adjourned meeting at 5:43 PM
26

27 *Respectfully submitted by W. Pitkin*



MEMO

Date: April 9, 2025
To: CVRPC Regional Plan Committee
From: Will Pitkin, Planner
Re: Short-Term Rentals
Infrastructure and Construction Costs for Housing Development
Updates on Future Land Use Map

Short-Term Rentals

CVRPC cannot directly regulate the conversion of housing units to short-term rentals, so staff propose addressing the issue in the Regional Plan with a brief narrative of how short-term rentals can impact municipalities in the region, a summary of what regulations exist at the state and municipal levels, and a summary of what options are available to municipalities that want to regulate short-term rentals. Please see the attached outline that Eli developed. If you agree that this would be a helpful resource to member municipalities, one further question is whether this proposal would be a better fit in the Regional Plan or as a standalone document on CVRPC's website.

The current draft Housing Chapter of the Regional Plan has the following strategy: "Strategy 3.7
Provide technical assistance to develop municipal short-term rental registries."

Beyond providing technical assistance to municipal governments, CVRPC has limited ability to impact the conversion of existing permanent housing to short-term rentals; however, we might be able to move the needle in an Act 250 proceeding that would relate to proposed construction of new short-term rental units (instead of using that money, labor, materials, infrastructure, etc. to develop new permanent housing in its place).

Does the committee want to add any goals or strategies to steer potential new development away from short-term rentals toward permanent housing? Presumably the wording would need to be precise enough to not impede development of hotels or other such short-term rentals that are less at odds with permanent housing.

Infrastructure and Construction Costs for Housing Development

Infrastructure and construction costs for housing development are important issues that are also largely outside the scope of the Regional Plan. I pulled together the most relevant goals and strategies from the current draft chapters, also attached.

Do you have any suggestions for new goals or strategies or edits to the existing ones that would help the Regional Plan address infrastructure and construction costs for housing development?

Updates on Future Land Use Map

Attached are Brian's slides on Future Land Use Map development from the 4/8/2025 Board of Commissioners meeting. Please remember that the draft map is a work in progress that is being built out every day, so Brian will present the latest and greatest version at the meeting.

Updates on Community Outreach Survey

There has been good engagement with the survey so far with about 90 responses to date. Staff will present the updated figures and some trends in the responses to date at the meeting. Here's the link to the survey again if you'd like to fill it out yourself and/or help spread the word in your town <https://forms.office.com/pages/responsepage.aspx?id=-lAEmZS5pUmHAB22McWgg-4wh-xOQKFAIup2mFiZULFURFpZMEZaQTBOUjBIVTkxMFY4SVE3WUFWQi4u&origin=QRCode&route=shorturl>

Short-term rentals (STRs) are permitted in Vermont, but regulations vary at both state and local levels.

State Regulations:

- **Taxation:** Effective August 1, 2024, Vermont imposes a 3% surcharge on STR rents, in addition to the existing 9% Rooms Tax and any applicable 1% Local Option Tax.
- **Definition:** An STR is a furnished dwelling rented for fewer than 30 consecutive days and for more than 14 days per calendar year.
- **Licensing:** While a state license isn't required for all STRs, properties with three or more units or those offering food service may need a lodging license from the Vermont Department of Health.
- **Platform Responsibilities:** Online STR platforms must register with the Vermont Department of Taxes and collect the appropriate taxes, including the 3% surcharge.
- **Safety Compliance:** STR operators must complete the "Short Term Rental Safety, Health and Financial Obligations" form and display it within the rental unit.

Local Regulations:

Municipalities have the authority to implement their own regulations:

- **Burlington:** STR hosts must reside on the same property and register each rental unit with the city.
- **Woodstock:** STRs require a permit, with rentals limited to six times per year, excluding foliage season.
- **Killington:** STR operators must register their rentals with the town's Zoning Administrator.

Summary:

We could include ways taxation, ordinances and registries can help shape what a municipality wants for STRs. A regional approach or policy does not make much sense as each municipality has nuanced differences in what they want (or don't want) of STRs.

Infrastructure and Construction Costs for Housing Development

Please see below for a list of the goals and strategies from the current draft chapters that most relate to infrastructure and construction costs for housing development. Any formatting inconsistencies across chapters will be corrected at a later date.

Housing Chapter

Goal 1: Maximize the preservation and creation of housing where local utilities and services are available and have capacity.

Strategy 1.1 Provide technical assistance to municipalities updating their regulatory documents to diversify and grow their housing stock where there is capacity and services.

Strategy 1.2 Provide technical assistance to municipalities updating their regulatory documents to ensure transparent and predictable local permitting.

Strategy 1.3 Identify where housing can be built to limit associated costs such as transportation.

Strategy 1.4 Actively participate in the Act 250 process to support appropriate housing development.

Strategy 1.5 Provide technical assistance to municipalities pursuing the state designation program to accommodate and facilitate new housing.

Goal 2: Eliminate housing in high hazard areas or mitigate risk.

Strategy 2.1 Provide technical assistance to municipalities to ensure residents have access to the National Flood Insurance program.

Strategy 2.2 Provide technical assistance to municipalities to plan for and encourage new development in areas that are less vulnerable to future floods.

Strategy 2.3 Coordinate with and provide technical assistance to municipalities in their Hazard Mitigation Planning to ensure that the comprehensive plan identifies future growth areas in safer locations.

Strategy 2.4 Provide technical assistance to municipalities to conserve land and discourage development in particularly vulnerable areas along river corridors such as flood plains and wetlands.

Strategy 2.5 Provide technical assistance to municipalities to protect people, buildings, and facilities where development already exists in vulnerable areas, to reduce future flooding risk.

Strategy 2.6 Coordinate with and provide technical assistance to municipalities in buyouts of properties that are repeatedly flooded.

Goal 3: Plan for housing across the housing continuum.

Strategy 3.1 Provide technical assistance to municipalities to plan for and regulate for a variety of housing typologies.

Strategy 3.2 Provide training to residents on cost effective opportunities to take advantage of state initiatives to add accessory dwelling units within their existing lots.

Strategy 3.3 Provide technical assistance to municipalities to plan for housing across the demographics.

Strategy 3.4 Provide technical assistance and assist towns to identify potential partners for affordable housing development.

Strategy 3.5 Advocate for state policies and funding initiatives that increase housing opportunities across the housing continuum.

Strategy 3.6 Provide technical assistance to local housing groups.

Strategy 3.7 Provide technical assistance to develop municipal short-term rental registries.

Infrastructure Chapter

GOAL 1: Public water systems and wastewater treatment facilities that protect public health, maximize public investment, and reinforce desired patterns of growth.

Strategy 1.1 Promote utilization of existing water supply systems that are functioning properly, particularly when located in combination with the region's wastewater systems recommended for high intensity development.

Strategy 1.2 Assist communities in developing local regulations and/or incentives to protect aquifer recharge areas and source protection areas and encourage prohibition of land uses or activities that would measurably degrade the quality of water supply sources.

Strategy 1.3 Provide technical assistance and support for intermunicipal agreements and grant writing for maintenance and upgrades to existing systems.

Strategy 1.4 Assist municipalities and partners in efforts to improve existing wastewater collection and treatment systems and upgrades to increase efficiency and hardening for flood resilience.

Strategy 1.5 Assist municipalities in efforts to improve water quality through the separation of combined sewers or other methods to ameliorate the harmful impacts of combined sewer overflows.

Strategy 1.6 Assist municipalities in planning for new or expanded wastewater treatment facilities where municipalities have immediate need or where additional growth is appropriate and zoned accordingly for intended development.

Strategy 1.7 Assist municipalities in planning for and installation of decentralized community wastewater treatment systems in villages, hamlets, and in clustered housing developments, and ensure that agreements for those facilities adequately provide for ongoing maintenance and oversight.

A. Engage with and assist in the formation of and support efforts of local Wastewater Advisory Committees.

B. Assist with grant writing and coordinate provision of technical assistance (i.e. soil mapping, wastewater studies, capacity-building) to local efforts to identify wastewater solutions.

C. Assist with public outreach and engagement efforts in planning for wastewater infrastructure.

Strategy 1.8 Encourage the extension of municipal sewage treatment collection systems to existing developments within currently un-sewered drinking water source protection areas to protect underground water supplies from harmful septic system leachate.

Strategy 1.9 Engage with and provide technical assistance for programs that assist with the replacement of failed on-site sewage disposal systems.

Strategy 1.10 Engage with Towns on the use of shoreline zoning powers (24 V.S.A., Chapter 117, and Section 4411), in compliance with the Vermont Shoreland Protection Act, to regulate the design of sanitary facilities on lands adjacent to surface waters.

Strategy 1.11 Engage with Towns on retrievable record keeping systems for “as built” municipal wastewater system engineering plans, to ensure exact knowledge of the placement of underground collection lines.

Strategy 1.12 Assist towns and partners with a regional study of water system capacity to help determine which systems will require upgrades to capacity to allow for increases to population served.

Strategy 1.13 Provide support to towns for zoning to protect water resources at town request.

Transportation Chapter

Goal 2: Increase the **safety** of the transportation system for all users.

Strategy 2.6: Require inclusion of Complete Streets principles as a condition of project support and town plan certification.

Goal 3: Mitigate the impacts of the transportation system on the **environment and climate** and plan for the impacts of climate change on the transportation system.

Strategy 3.1: Support planning efforts that adhere to smart growth principles.

Strategy 3.2: Prioritize the development of active transportation networks for functional trips including work commutes and shopping.

Strategy 3.3: Require municipalities to consider the relationships between development patterns and transportation demand as a condition of town plan certification.

Goal 7: Promote **positive health outcomes** by coordinating land use and transportation planning to favor active transportation in new development and redevelopment efforts.

Strategy 7.1: Assist communities working to comply with Vermont Act 34 (Complete Streets)

Strategy 7.5: Assist municipalities with code language to create built environments hospitable to active transport

Economy Chapter

Goal 4: Focused growth and development in areas where services and utilities are available.

Strategy 4.1: Engage with and provide technical assistance to municipalities to apply for state designations in existing compact settlements not yet designated by the Agency of Commerce and Community Development.

Strategy 4.2: Assist participating municipalities in designation areas in utilizing technical assistance and incentives offered by State designation programs to preserve and reuse significant, economically viable, and historic structures.

Strategy 4.3: Engage and assist municipalities in rezoning village centers for mixed-use development, encompassing commercial, light manufacturing, artisan and residential uses at traditional village density.

Strategy 4.4: Assist municipalities in planning for capital investments, identifying barriers to redevelopment or reuse, and planning for adaptive reuse of buildings using resources of programs such as *CVRPC's Brownfields Assessment Program*.

Strategy 4.5: Assist and prioritize assistance with community-identified priority/anchor revitalization projects in our downtowns, village centers and growth centers

Strategy 4.6: Provide technical assistance to municipalities to update plans and bylaws to encourage context appropriate development in existing villages and commercial areas.

Energy Chapter

Goal 1 : Increase conservation of energy by individuals, organizations, and municipalities. Reduce the amount of energy needed to support existing and future buildings, facilities, and infrastructure; reducing GHG emissions especially via the reduction/elimination of fossil fuel use.

Strategies

- i. CVRPC shall not support new residential, commercial, and industrial development subject to Act 250 that uses fossil fuel combustion as a primary heating source OR As a condition of CVRPC support, developers of new residential, commercial, and industrial projects subject to Act 250 shall demonstrate due consideration of air-source and/or ground-source heat pumps as a method of heating and cooling. Developer must also demonstrate due consideration of heat recovery technologies such as Energy Recover Ventilators (ERVs) and heat recovery from refrigeration, wastewater, and/or commercial and industrial processes as applicable.

- ii. Assist in the identification of waste heat recovery opportunities, thermal resources, and the siting of infill development in proximity to alternative thermal sources to maximize capture and use to reduce electricity load from electrification of heating sector
- iii. CVRPC provides technical assistance to municipalities on weatherization and fuel switching projects, and supports states, municipal & community weatherization and weatherization-ready programs (e.g. education & outreach, program development & rollout, community-based implementation, and establish stable funding) especially for low- and moderate- income Vermonters
- iv. Work with the Department of Public Service and other RPCs to integrate storage and thermal sector offsets to forecasted electric demand (via advanced woodheat, waste heat recovery, geothermal, etc) into modeling and generations scenario tool.
- v. *CVRPC shall provide letters of support for net-zero energy construction throughout the Region.*
- vi. *CVRPC shall provide technical assistance for the creation of enforcement mechanisms to enhance compliance with Vermont's Residential and Commercial Building Energy Standards (RBES and CBES).*

Goal: Evaluate municipal buildings, facilities, and parcels for on-site renewable generation and storage projects in line with municipal goals and needs including to make electrification financially solvable, to address frequent and/or long duration outages, to support emergency operations and/or community resilience hubs, and to create sustainable funding for energy projects, etc.

Strategy:

- i. Assist municipalities, affordable housing partners, community groups, and businesses in integrating on-site energy generation, storage, and back-up power into their capital improvement planning and project development;
- ii. Provide technical assistance to municipalities for enhanced energy planning, integrating energy and climate into their town plans, by laws, and procurement policies, etc.
- iii. Develop thermal energy resource map to support the consideration of thermal energy network (focused existing building and facilities, proposed projects, and potential for infill.
- iv. Develop resources for towns and developers to identify opportunities to maximize priorities including advance housing delivery, forest and land conservation, flood and climate resilience, and renewable energy development and energy infrastructure.

Goal 1: Promote the shift away from gas/diesel vehicles to electric and non-fossil fuel transportation options to reduce dependency on non-renewable fuel sources for transportation

Goal 2: Promote the shift away from single-occupancy vehicle trips and adoption of alternative modes to reduce per capita energy intensity of transportation.

Goal 3: Facilitate the development of walking, biking, and rolling infrastructure to provide alternative and multi-modal transportation options for communities and to promote interconnection within the region's transit systems.

Strategies:

Develop model regulations to be evaluated by municipalities that require walk/bike/roll infrastructure in downtowns, village centers, growth areas, or locations that propose high density development patterns; demonstration of consideration for walk/bike/roll infrastructure is a condition of CVRPC support for designation application and for projects under Act 250

GOAL: land use policies support compact development in mixed-use centers (smart growth)

Policies:

- A. Central Vermont is committed to reducing sprawl and minimizing low-density development by encouraging density in areas where infrastructure exists or is planned to support growth.

- B. Strongly prioritize development in compact, mixed-use centers when feasible and appropriate; and identify ways to make compact development more feasible throughout Central VT

Land Use Chapter

Natural Systems Chapter

Goal 1. Conserve and preserve diverse natural areas and wildlife habitats.

Strategy 1: Development and associated infrastructure (roads, driveways, utilities, etc.) shall be designed and sited in a manner to preserve contiguous areas of active or potential wildlife habitat.

Strategy 2: Provide technical assistance to communities interested in mandatory clustering, planned unit development, variable lot sizing and/or conservation subdivision design to conserve identified wildlife corridors.



CVRPC Future Land Use Map Development

8 April 2025

Brian Voigt, Senior Planner

Tiered Framework

- ◆ Tier 1A:
 - ◆ Areas with capacity for growth
 - ◆ Full Act 250 exemption: Transitions Act 250 jurisdiction for planned growth areas to municipalities with administrative capacity
 - ◆ Municipal application with specific requirements reviewed / approved by Land Use Review Board
 - ◆ Guidelines by 1 January 2026
- ◆ Tier 1B
 - ◆ Areas with capacity for growth
 - ◆ <50 housing units exempt: Limits Act 250 jurisdiction to encourage smart growth housing
 - ◆ Municipal request, mapped by Regional Planning Commission, approved by Land Use Review Board
- ◆ Tier 2:
 - ◆ All areas that are not Tier 1 or Tier 3
 - ◆ Jurisdictional thresholds will remain
 - ◆ Road rule by 1 July 2026
- ◆ Tier 3:
 - ◆ Additional jurisdiction for critical natural resource areas
 - ◆ Not based on regional maps
 - ◆ Land Use Review Board rules published by 1 February 2026

Process Considerations

- ◆ Future Land Use Areas are created as part of the regional planning process in coordination with member municipalities
- ◆ Municipality must demonstrate administrative capacity to implement local regulations to be eligible for Tier 1A / 1B
- ◆ Downtown & Village Centers, Planned Growth Areas and Village Areas “should” accommodate a substantial portion of the housing needed to meet regional targets
- ◆ Future Land Use Area Map Amendments
 - ◆ Minor amendments (changing a future land use area by <10 acres) does not require amendment to the regional plan
 - ◆ Changes of > 10 acres, zoning / subdivision bylaw updates, etc. – no process defined

VAPDA methodology

- ◆ Provide a consistent, statewide delineation of Future Land Use Areas
- ◆ Unique local or regional circumstances may necessitate deviation from the methodology
- ◆ Future Land Use Areas planned for growth are mapped at the local scale
- ◆ Other Future Land Use Areas will be mapped on a regional scale
- ◆ Recommend sequencing map development from the inside out – define core areas first

Future Land Use Areas: Centers

Downtown Centers

- ◆ Mixed-use centers bringing community economic activity & civic assets together
- ◆ Traditional & historic central business district and civic center
- ◆ Include state-designated areas
- ◆ At least one per region
- ◆ Accommodate substantial majority of the housing growth target
- ◆ Requires:
 - ◆ Municipal request for Tier 1B status
 - ◆ Approved municipal plan
 - ◆ Permanent zoning & subdivision bylaws
 - ◆ Water supply, wastewater infrastructure or appropriate soils
 - ◆ Municipal staff & officials to support development review and zoning administration

Village Centers

- ◆ Mixed-use centers bringing community economic activity & civic assets together
- ◆ Traditional & historic central business district and civic center
- ◆ Include state-designated areas
- ◆ At least one per municipality
- ◆ Accommodate substantial majority of the housing growth target

Future Land Use Areas: Neighborhoods

Planned Growth Areas

- ◆ High-density existing settlement & future growth areas with high concentrations of population, housing & employment
- ◆ Mixture of (non)historic commercial, residential & civic / cultural sites
- ◆ Active streetscape & multi-modal transportation system
- ◆ Requires:
 - ◆ Approved municipal plan indicating the area is intended for higher density residential & mixed-use development
 - ◆ Permanent zoning & subdivision bylaws
 - ◆ Water supply or wastewater infrastructure
 - ◆ Within walking distance of a downtown, village center, new town center or growth area
 - ◆ Provides housing for a diversity of social & economic groups
 - ◆ Conforms with "complete streets" principles

Village Areas

- ◆ Traditional settlement or proposed new settlement area
- ◆ Cohesive mix of residential, civic, religious, commercial & mixed-use buildings organized along a main street & intersecting streets
- ◆ Walking distance for residents within & surrounding the core area
- ◆ Requires:
 - ◆ Approved municipal plan indicating the area is intended for higher density residential & mixed-use development
 - ◆ Permanent zoning & subdivision bylaws
 - ◆ Water supply or wastewater infrastructure, soils to accommodate wastewater disposal if no wastewater infrastructure
 - ◆ Opportunity for infill development or new development areas

Future Land Use Areas: Transition / Infill Areas

- ◆ Areas of existing or planned commercial, office, mixed-use or residential development
- ◆ Adjacent to Planned Growth or Village Areas *OR* new standalone area served by (or planned to be served by) water, wastewater or both
- ◆ Transform these areas into higher-density, mixed-use settlements
- ◆ Linear strip development is not allowed

Future Land Use Areas: Resource-based Recreation Areas

- ◆ Large-scale, resource-based recreation facilities
- ◆ Ski resorts, lakeshores, concentrated trail networks
- ◆ May provide infrastructure, jobs or housing to support recreational activity

Future Land Use Areas: Enterprise Areas

- ◆ Locations of high economic activity & employment that are not adjacent to a planned growth area
- ◆ Examples include:
 - ◆ Industrial parks
 - ◆ Areas of natural resource extraction
 - ◆ Commercial uses involving large land areas
- ◆ Typically have access to:
 - ◆ Water supply
 - ◆ Sewage disposal
 - ◆ Electricity
 - ◆ Freight networks

Future Land Use Areas: Hamlets

- ◆ Small, historic clusters of homes
- ◆ May include a school, place of worship, store, public building(s)
- ◆ Not planned for significant growth
- ◆ No public water or wastewater system
- ◆ Focused along one or two roads
- ◆ Small settlement that does not (yet) meet the criteria for Village Center

Future Land Use Areas

Rural General

- ◆ Areas that promote the preservation of Vermont's traditional working landscape and natural area features
- ◆ Allow for low-density residential and some commercial development (compatible with productive lands & natural areas)
- ◆ May include an area a municipality is planning to make more rural

Rural Ag & Forestry

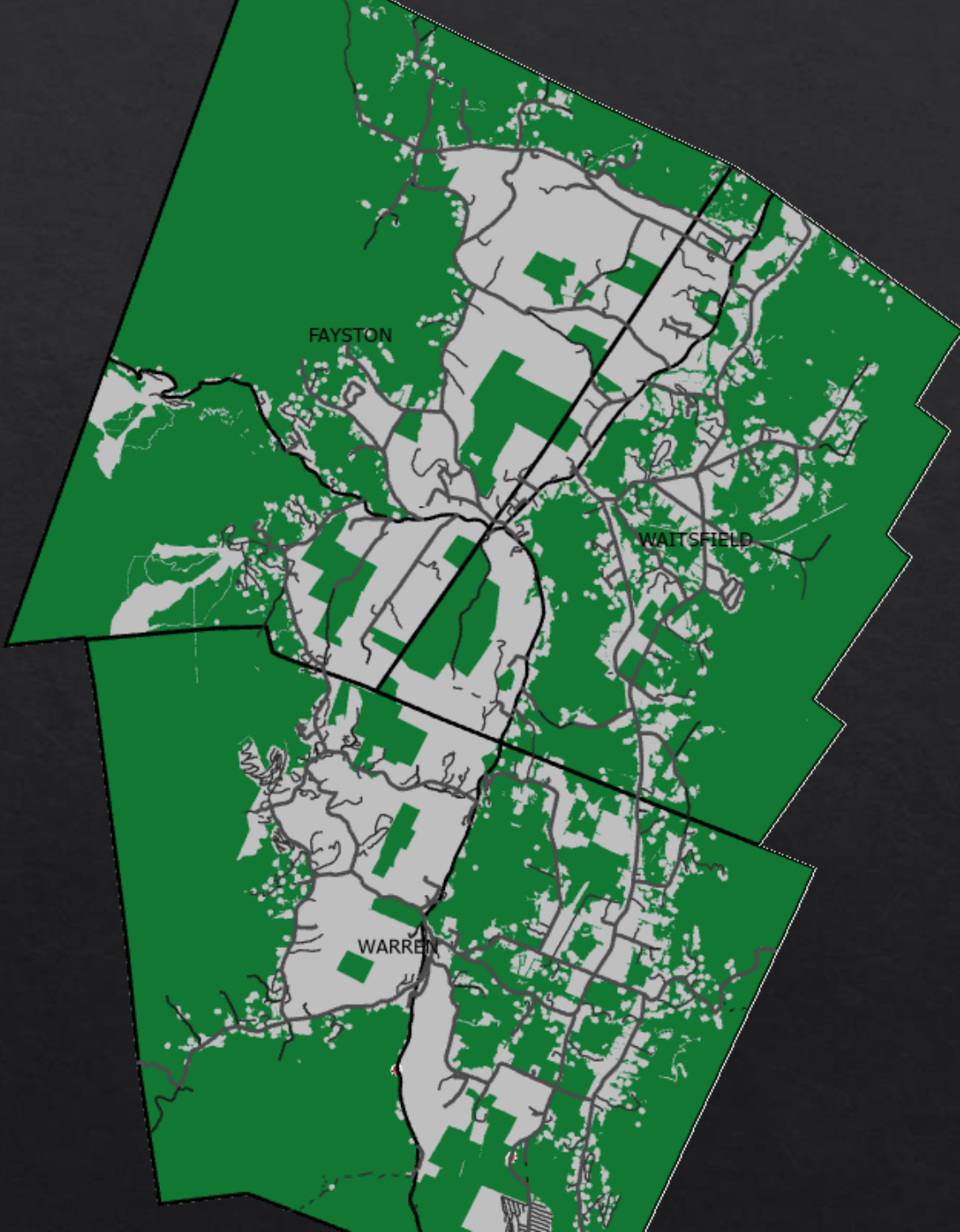
- ◆ Areas include blocks of forest or farmland that sustain resource industries, provide critical wildlife habitat and movement, outdoor recreation, flood storage, aquifer recharge & scenic beauty
- ◆ Contribute to economic well-being & quality of life
- ◆ Carefully managed development which promotes the working landscape & rural economy

Future Land Use Areas: Rural Conservation

- ◆ Areas of significant natural resources, identified by regional planning commissions or municipalities based upon existing Agency of Natural Resources mapping
- ◆ Require special consideration for:
 - ◆ aquifer protection;
 - ◆ wetland protection;
 - ◆ the maintenance of forest blocks, wildlife habitat, and habitat connectors; or
 - ◆ other conservation purposes

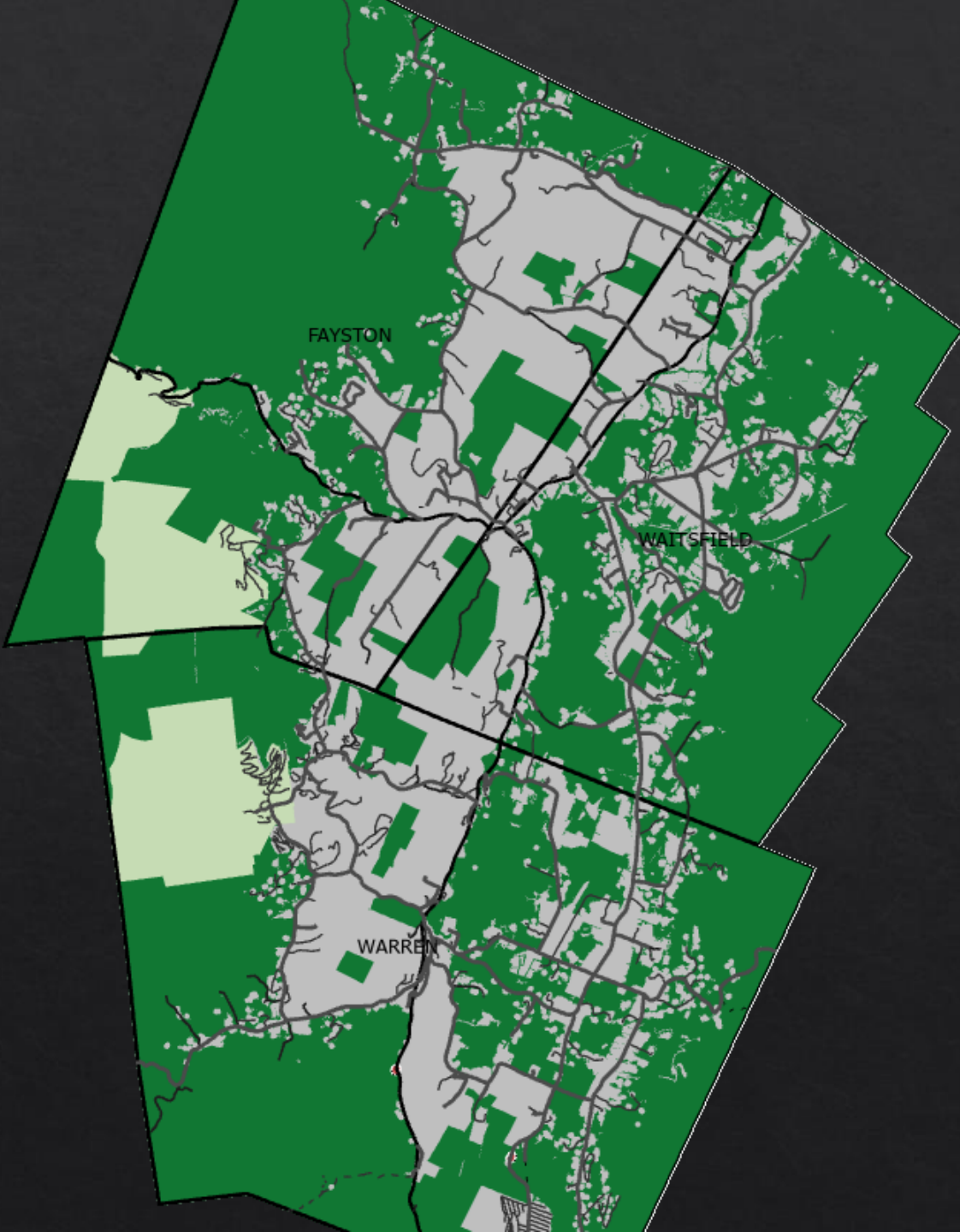
Rural Conservation

- Elevation > 2,500'
- Highest priority interior forest blocks
- Protected lands
- Highest priority habitat blocks
- Slopes > 25%
- Wetlands



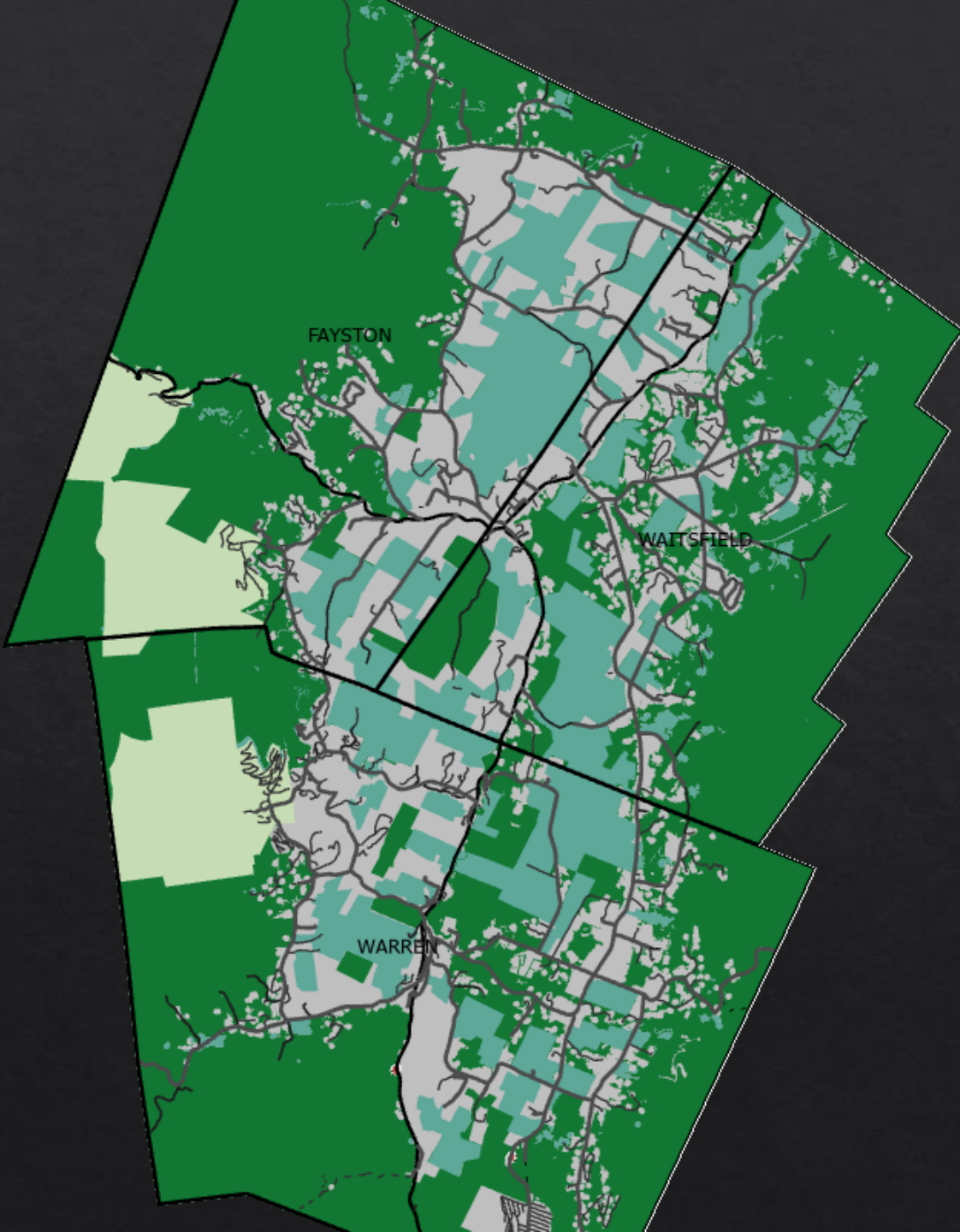
Resource-Based Recreation

- Ski areas
- Lakeshores (not yet included)



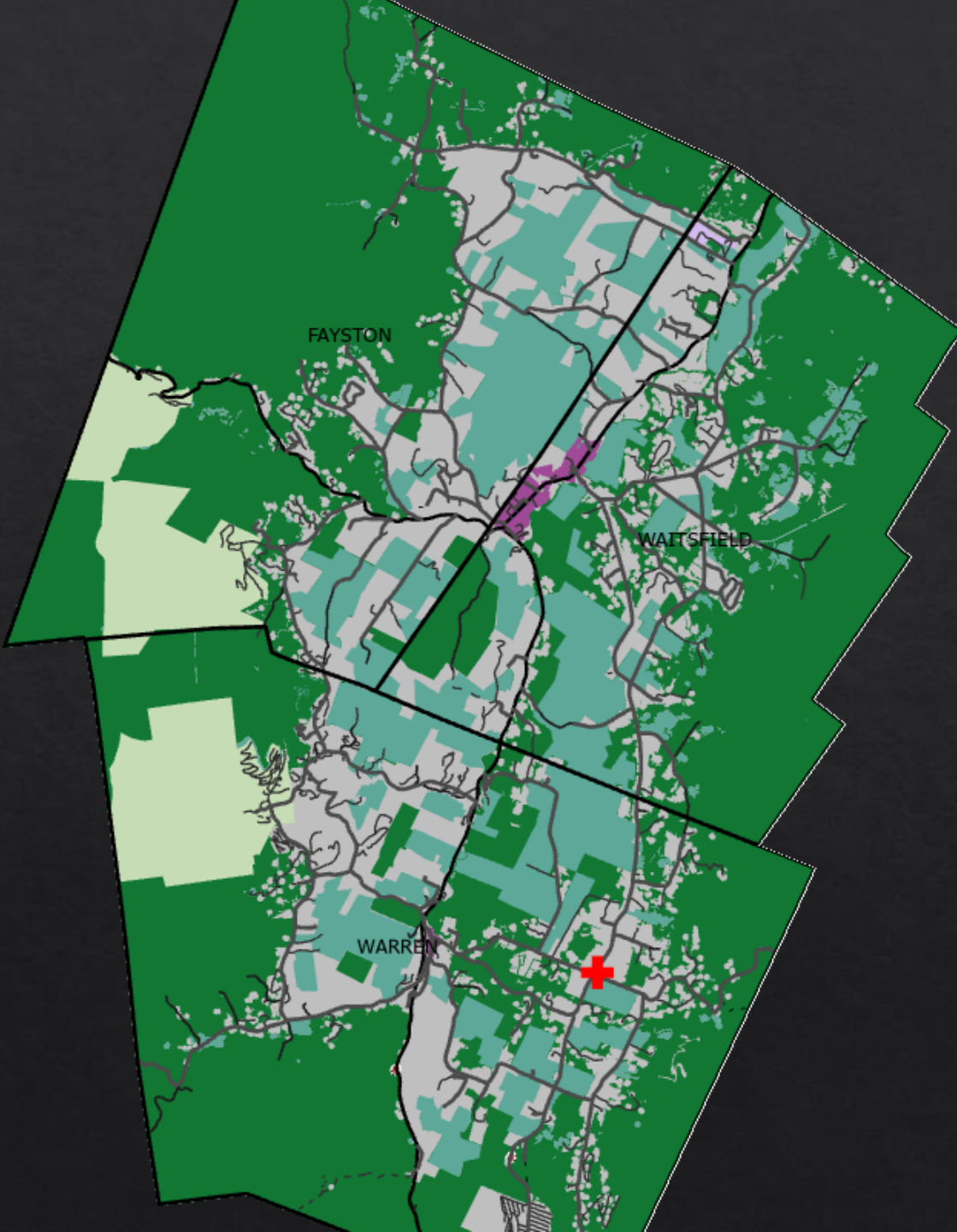
Rural Ag / Forest

- Use Value & Appraisal parcels

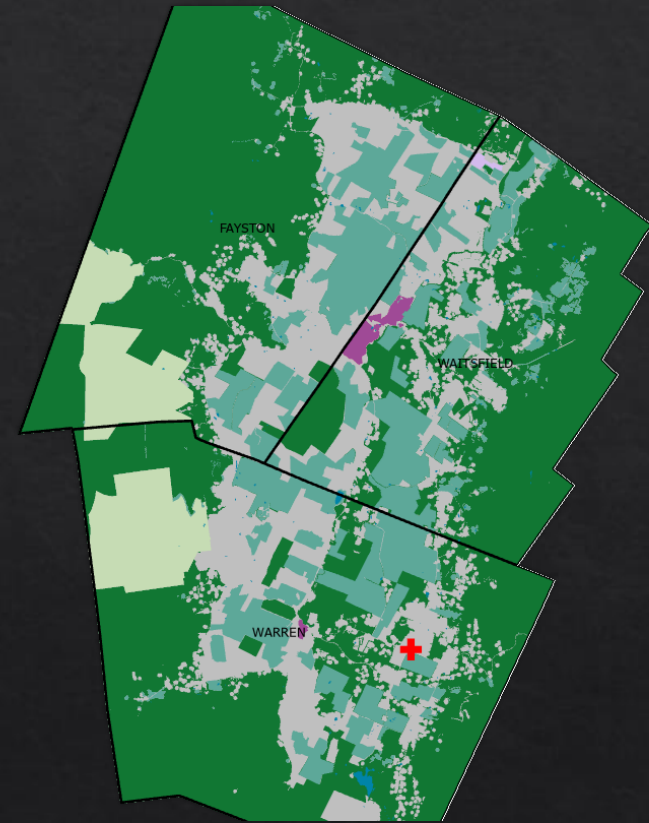
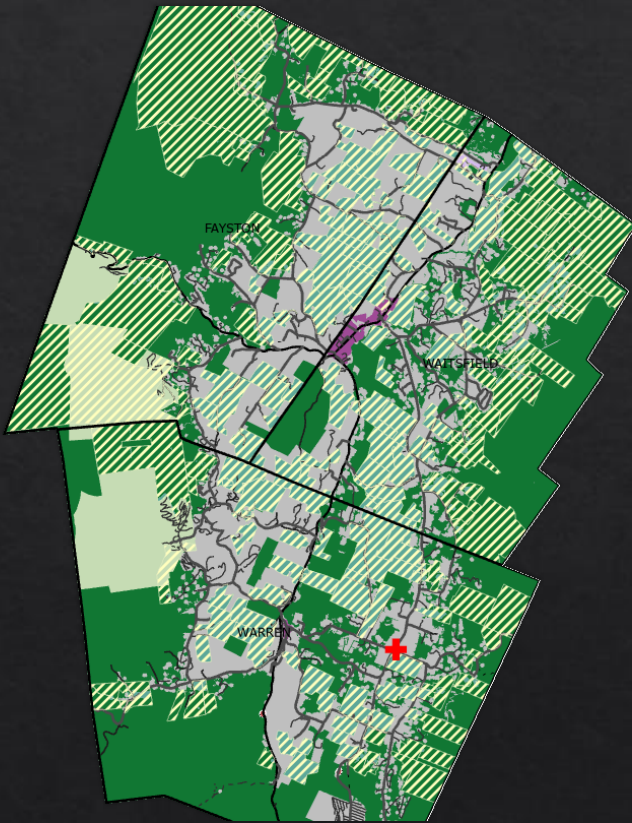


State Designations

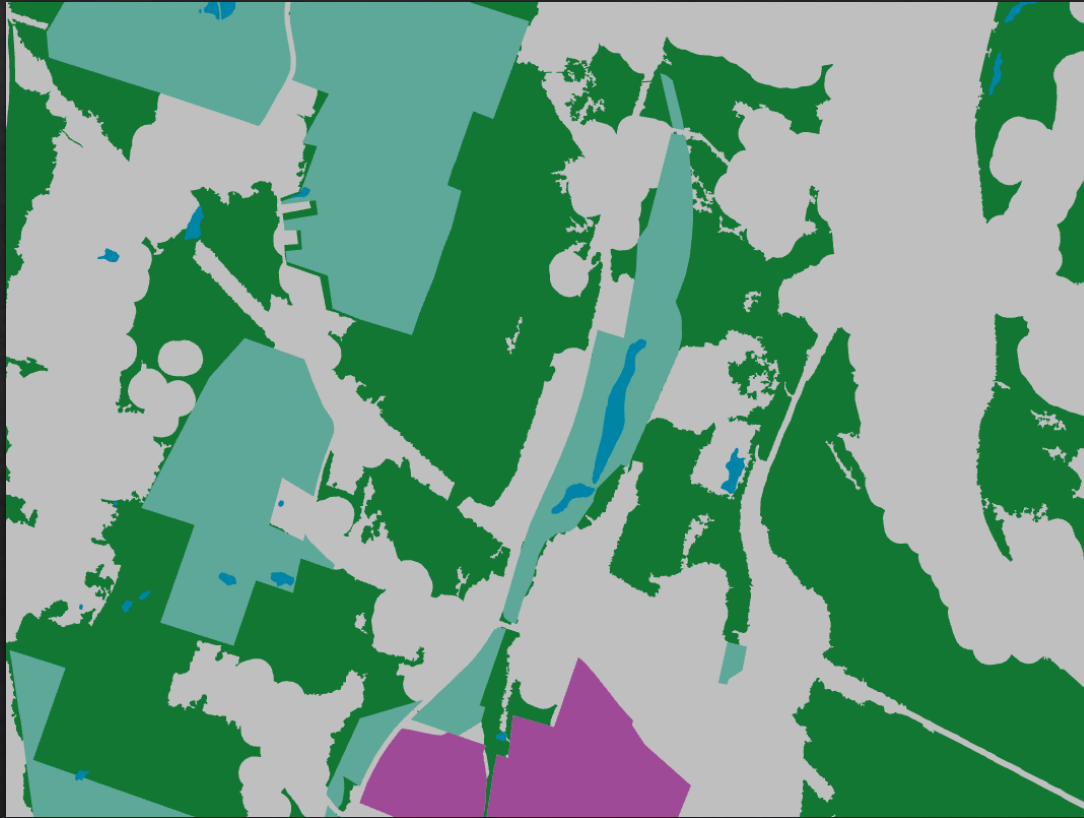
- Designated Downtown
- Designated Village Center
- Designated Growth Center
- New Town Center
- Neighborhood Development Area
- Hamlets



Unanswered Questions – Defining Future Land Use Area Edges



Unanswered Questions – Boundary Smoothing



Unanswered Questions – Flood Hazards

