



To: Central Vermont Selectboards and City Councils, Town Managers and Administrators, DHCD, CIB, ANR, AAFM, VTrans, DPS, VEM, LURB, abutting RPCs

From: Central Vermont Regional Planning Commission

Date: August 6, 2026

Re: Summary of Proposed Regional Future Land Use Map Changes

CVRPC has maintained a Regional Plan, including Future Land Use (FLU) Maps, for more than 50 years. Act 181 established a new set of Future Land Use Areas (FLUAs), defined in 24 V.S.A. § 4348a, that are now used consistently by all Regional Planning Commissions. These categories are very similar to those used in the Central Vermont Regional Plan for more than a decade, including in the most recent 2024 Future Land Use Map. (See Table 1 below.) The Regional Future Land Use Map also now identifies areas eligible for Act 250 exemptions (Tier 1), and rolls over Vermont's state designation programs, which provide incentives for development.

Given these statutory changes, the draft 2026 FLU Map is different from the 2024 map. Notable Regional changes are described below, and specific changes within municipalities are outlined in Table 2.

The 2024 FLU Map can be found at the end of this memo, and the best way to look at the 2026 FLU Map is to use the interactive online map viewer, [Future Land Use & Tier 1A/B Viewer](https://bit.ly/CVRPCFLUMAP) (or through <https://bit.ly/CVRPCFLUMAP>).

Please note that this memo reflects the draft 2026 Regional FLU Map as submitted to the Land Use Review Board on July 8, 2026. CVRPC is accepting comments on the draft 2026 FLU Map, and edits will be made to it. We respectfully request that Map comments be submitted by August 28th, so they can be incorporated in the final version of the proposed Regional Future Land Use Map in September.

Notable Changes:

- In the 2026 FLU Map, the areas targeted for growth are *Downtown Centers*, *Village Centers*, *Planned Growth Areas (PGA)*, and *Village Areas*. Compared to the 2024 map, these categories are generally more compact and aligned with existing and planned infrastructure, services, and factors in walkability.
- In the 2026 FLU Map, rural areas are mapped as either *Rural Agriculture and Forestry*, *Rural Conservation*, or *Rural General*. In the 2024 FLU Map, these areas were mapped as Rural or Resource. The three new rural categories allowed for greater distinction between rural land uses, highlighting the

balance between working lands, conservation and resilience priorities. Rural land still comprises most of the Region.

- Resource-based Recreation now covers several of the larger recreation areas in the Region, like ski areas. In the 2024 FLU Map, Resort Centers were shown as points on the map.
- Mixed Use Commercial is no longer a land use category and has become other areas such as Transition or Enterprise areas, and in some cases, incorporated into Centers or Planned Growth Areas.
- Areas mapped as Industrial mostly transitioned into the Enterprise FLUA.

Table 1. Future Land Use Areas Comparison 2024 and 2026

2024 Future Land Use Areas	2026 Future Land Use Areas
- Regional Centers - Town Centers - Villages - Mixed-Use Commercial - Industrial - Resort Centers - Resource - Hamlets - Rural	- Downtown Centers - Village Centers - Planned Growth Areas - Village Areas - Enterprise - Transition/Infill - Resource-based Recreation Areas - Hamlets - Rural – General - Rural – Agriculture and Forestry - Rural – Conservation

Table 2. Summary of Regional Map Changes

Town	Geographic Area	2024 FLU Map	2026 FLU Map	Notes
Barre City	Downtown Barre City	Regional Center	Downtown Center, Rural Conservation, and Planned Growth Area	The regional center was divided into three new land use classes. The downtown center is a slight expansion of the legacy downtown designated area, and the surrounding planned growth area represents other areas for growth in the city. The rural conservation areas throughout the city center denote the presence of known flood hazard locations or properties unlikely to ever be developed (e.g. Hope Cemetery).
	Areas in purple to the northwest and to the southeast of the regional center (2024 map)	Industrial	Enterprise	Reflects new land use category names.
Barre Town	East Barre	Town Center	Village Center and Village Area	The boundary of the East Barre Village Center and Village Area expands the original State Designated Village Center to include the East Barre Historic District, parcels to the north across Route 302 along E Cobble Hill Road, to the south along Mill Street, to the west along Westerville Road and to the east along State Route 110.
	Granite Quarries	Rural, Resource and Industrial	Enterprise	Reflects new land use class name.
	Lower Graniteville	Hamlet	Village Center and Village Area	The boundary of the Lower Graniteville Village Center and Village Area expands the original State Designated Village Center to include a majority of the Lower Graniteville Historic District, to the west along Orchard Terrace and Middle Road, and to the north along Graniteville Road.

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Town	Geographic Area	2024 FLU Map	2026 FLU Map	Notes
	Lower Websterville	Hamlet	Transition/Infill	This land use category indicates that the area is suitable for higher-density, mixed-use settlements or residential neighborhood through development or infill/redevelopment.
	South Barre	Mixed-Use Commercial	Village Center and Planned Growth Area	The boundary of the South Barre Village Center and Planned Growth Area expands the original State Designated Village Center in every direction and includes a significant portion of the South Barre Village Historic District.
	Upper Websterville	Hamlet	Village Center and Village Area	The boundary of the Upper Websterville Village Center and Village area expands the original State Designated Village Center.
	Thunder Road	Rural	Special Use	A Special Use class denotes areas of land which do not fit neatly into one of the existing Future Land Use Area classes.
Berlin	Berlin Corners	Town Center, Industrial and Mixed-use Commercial	Downtown Center, Village Center, Planned Growth Area, Village Area and Enterprise	Berlin Corners was divided into five new land use classes. The Downtown Center is a slight expansion of the legacy New Town Center and Neighborhood Development State Designated Areas. The Berlin Corners Village is an expansion of the original state designated Village Center, including portions of the Berlin Corners Historic District. The enterprise area reflects new land use category names.
	302 Corridor	Mixed-Use Commercial and Rural	Transition/Infill	This land use category indicates that the area is suitable for higher-density, mixed-use settlements or residential neighborhoods through development or infill/redevelopment.
	Riverton	Industrial and Rural	Enterprise, Village Center and Village Area	The boundary of the Riverton Village area is an expansion of the original State Designated Village Center.

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	McCullough Crushing, Inc. McBro Quarry	Rural	Enterprise	This was mapped as an Enterprise Area to account for current resource extraction activity at the site.
Cabot	Cabot Village	Town Center	Village Center and Rural Conservation	The boundary of the Cabot Village area is an expansion of the original State Designated Village Center. The Rural Conservation Area throughout the village denotes the presence of known flood hazard locations.
	Lower Cabot	Rural	Village Center and Rural Conservation	The area meets the statutory definition for a Village Center and includes a portion of the Lower Cabot Historic District. The Rural Conservation Area throughout the village denotes the presence of known flood hazard locations.
Calais	Adamant Village, Maple Corners and North Calais	Hamlets	Village Center and Village Area	The boundary of Adamant and North Calais Villages remains unchanged from the original State Designated Village Centers. The Maple Corner Village is an extension of the State Designated Village Center and includes the majority of the Maple Corner Historic District.
	East Calais	Town Center	Village Center and Village Area	The boundary of the Village is an expansion of the original State Designated Village Center and includes the East Calais Historic District.
Duxbury	Duxbury Village	Town Center	Rural General	This area does not meet the statutory definition of a Village Center / Village Area and is more appropriately designated as Rural General.
	Welch Rd	Rural	Enterprise	Reflects current land use (sawmill) of the parcel.
East Montpelier	East Montpelier Village Center	Town Center	Village Center and Village Area	The boundary of the East Montpelier Village area is an expansion of the original State Designated Village.

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Town	Geographic Area	2024 FLU Map	2026 FLU Map	Notes
				Area includes much of the East Montpelier Village Historic District.
	North Montpelier Village Center	Hamlet	Village Center and Village Area	The boundary of the North Montpelier Village area is an expansion of the original State Designated Village Center. Area includes much of the North Montpelier Village Historic District.
	Packard Road	Industrial	Enterprise	Reflects new land use category names.
Fayston	Waitsfield Village	Town Center	Rural General	This area does not meet the statutory definition of a Village Center / Village Area and is more appropriately designated as Rural General.
	Mad River Industrial Park	Industrial	Enterprise	Reflects new land use category names.
	Sugarbush Resort at Mt Ellen and Mad River Glen Cooperative	Resort Centers	Resource-based Recreation Areas	Ski areas are explicitly called out in the statutory definition of Resource-based Recreation areas.
Marshfield	Marshfield Village	Town Center	Village Center and Village Area	The boundary of the Village Center is an expansion of the original State Designated Village Center. The Rural Conservation Area throughout the village denote the presence of known flood hazard locations.
	Plainfield Village	Town Center	Village Area	Reflects changes to future land use area names.
	Nasmith Brook Road	Rural	Enterprise	Reflects current land use.
	Bickford's Quarry	Rural	Enterprise	This was mapped as an Enterprise Area to account for current resource extraction activity at the site.
Middlesex	Middlesex Village Center	Town Center	Village Center and Transition/Infill	The proposed Village Center extends beyond the State Designated Village Center to include much of the Middlesex Historic District. The Transition/Infill category indicates that the area is suitable for higher-density, mixed-use settlements or residential

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				neighborhood through development or infill/redevelopment.
	Putnamville	Hamlet	Village Center	This area is centered on the Putnamville Historic District and includes areas that fall outside of mapped flood hazards.
	3 Mile Bridge Road	Rural	Enterprise	Reflects commercial / industrial use of the property.
Montpelier	Downtown Montpelier	Regional Center	Downtown Center, Rural Conservation, and Planned Growth Area	The regional center was divided into three new land use classes. The Downtown center is a slight expansion of the legacy State Designated Downtown. The surrounding Planned Growth Area largely aligns with the legacy State Designated Growth Center Boundary. The Rural – Conservation areas throughout the city center denote the presence of known flood hazard locations or properties unlikely to ever be developed (e.g. Hubbard Park).
	Southeastern Corner near Gallison Hill Road	Industrial	Enterprise and Rural Conservation.	Reflects new land use category names. The Rural – Conservation areas denote the presence of known flood hazard locations.
	Northfield Street and Berlin Street	Rural	Transition/Infill	This land use category indicates that the area is suitable for higher-density, mixed-use settlements or residential neighborhoods through new development or infill / redevelopment.
Moretown	Moretown Village	Town Center	Village Center, Village Area and Rural General	The Village Center designation is a slight expansion of the legacy village center boundary. Both the Village Center and the Village Area are constrained by the mapped flood hazard areas (Mad River) to the west. The Village Area extends to the north and south of the Village Center.

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	North Moretown	Town Center	Village Area and Rural Conservation	This area has been reduced in size from the previous Town Center to exclude mapped flood hazard areas.
	Moretown Landfill and Middlesex No. 2 Hydroelectric Plant	Resource and Rural	Special Use	Special use classes denote areas of land which do not fit neatly into one of the existing Future Land Use areas.
Northfield	Northfield Village	Town Center	Downtown Center and Planned Growth Area	The boundary of the Northfield Downtown is an expansion of the original State Designated Village Center, including part of the South Main – Central Street Historic District. The Planned Growth Area aligns with municipal future land use mapping of the area. The Rural – Conservation areas throughout the city center denote the presence of mapped flood hazards.
	Northfield Falls	Town Center	Village Center, Village Area and Rural Conservation	The boundary of the Northfield Falls Village was expanded to the east of the State Designated Village Center to include a portion of the Northfield Falls Historic District. However, the overall area has been reduced in size to account for mapped flood hazard locations. Known flood hazards are mapped as Rural – Conservation.
	Norwich University	Town Center	Special Use	Special Use classes denote areas of land which do not fit neatly into one of the existing future land use areas.
	Darn Tough	Industrial	Enterprise	Reflects new land use class names.
Orange	Orange Village	Hamlet	Village Center	The village center designation aligns with the legacy village center boundary and includes the Hamlet.
	Barre City Forest	Resource	Enterprise	This area was mapped as enterprise to account for logging activity present.

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Plainfield	Plainfield Village	Town Center	Village Center and Village Area	The boundary of the Plainfield Village and Village Area is an expansion of the original State Designated Village Center and Neighborhood Development areas.
Roxbury	Roxbury Village	Town Center	Village Center	The boundary of the Roxbury Village expands the existing State Designated Village Center to the west along the Warren Mountain Road.
	Roxbury Road near Northfield town border.	Rural	Enterprise	Reflects current land use.
Waitsfield	Waitsfield Village	Town Center	Village Center and Village Area	The boundary of the Waitsfield Village and Village area remain largely unchanged from the original State Designated Village Center and Neighborhood Development areas.
	Mad River Industrial Park	Industrial	Enterprise	Reflects new land use category names.
	Armstrong Rd	Rural	Enterprise	Reflects current use of land as a gravel quarry.
Warren	Sugarbush Resort	Resort Center	Resource-based Recreation Area	Ski areas are explicitly called out in the statutory definition of Resource-based Recreation areas.
	Warren Village	Town Center	Village Center and Village Area	The boundary of the Village Area is an expansion of the original State Designated Village Center, including parts of the Warren Village State Register Historic District.
	Warren-Sugarbush Airport	Rural	Enterprise	Reflects current land use as a private airport.
Washington	Washington Village	Town Center	Village Center and Rural Conservation	Reflects new land use category names. This area is centered on the Washington Village Historic District. The Rural – Conservation areas throughout the Village Center denote the presence of mapped flood hazard locations.

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Waterbury	Waterbury Village	Regional Center	Downtown Center, Planned Growth Area and Rural Conservation	The Regional Center was divided into three new land use classes. The Downtown Center is a slight expansion of the legacy State Designated Downtown, and the surrounding Planned Growth Area represents significant development opportunities. The Rural – Conservation areas throughout the Downtown Center denote the presence of mapped flood hazard locations or properties unlikely to be developed.
	Waterbury Center	Town Center	Village Center and Village Area	The boundary of the Village Center expands the original State Designated Village Center to include parts of the Waterbury Center – Village Park State Register Historic District.
	Colbyville	Town Center	Village Area	Given its proximity to the Waterbury Downtown Center and alignment with municipal planning, this was mapped as Village Area.
	Pilgrim Park Road, Ben & Jerry's, Waterbury Wastewater Treatment Plant, Sweet Road and Suss Drive	Rural	Enterprise	Reflects commercial / industrial use of the properties.
Williamstown	Williamstown Village	Town Center	Village Center and Rural General	The village center designation aligns with the legacy State Designated Village Center boundary.
	Giroux Trash & Recycling	Rural	Enterprise	Reflects current land use.
	Pike Industries Quarry	Rural	Enterprise	Reflects current land use.

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	Quarry off Graniteville Rd	Rural	Enterprise	Reflects current land use.
Woodbury	Woodbury Village	Town Center	Village Center	Reflects change in land use category names. Area is centered on the Woodbury Center Village Historic District.
	South Woodbury	Rural	Village Center	Area is centered on the South Woodbury Historic District.
	Woodbury Quarry	Rural	Enterprise	Mapped as an Enterprise Area to account for current resource extraction activity at the site.
Worcester	Worcester Village	Town Center	Village Center	The boundary of the Worcester Village Area is an expansion of the original State Designated Village Center. The Rural Conservation Area throughout the village denotes properties unlikely to ever be developed and mapped flood hazards.