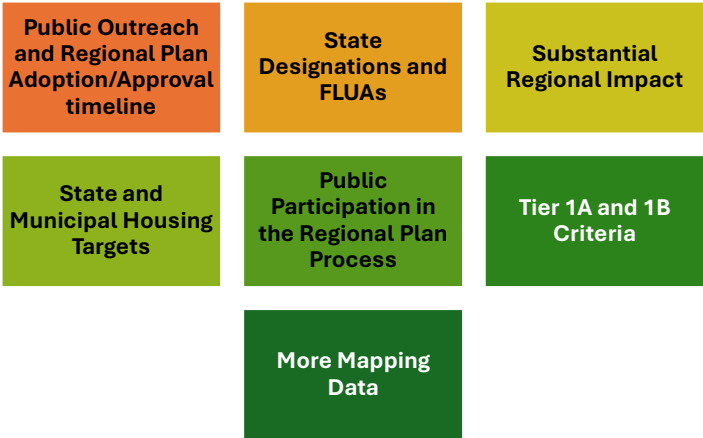


Part 5. Deeper Dive: More Details and Other Questions

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More Details and Additional Content



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What are you doing for
public outreach?
What is the Regional Plan
adoption/ approval
timeline?

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Ongoing Outreach

- June – August, 2026 – outreach to communities through Front Porch forum, CVRPC website and CVRPC newsletter
- July 2026 – Meetings with all municipal Planning Commissions on Regional Plan Use Map changes and Tier 1B eligibility
- July and August, 2026 – Copies of Regional Plan and large format Regional Land Use Maps distributed to all municipal Town Offices and libraries for public comment.
- July and August, 2026 - Viewers can leave feedback on the parcels on proposed Regional Future Land Use Map here: bit.ly/CVRPCFLUMAP, or submit written comments on the Regional Plan and Regional Land Use Map here: bit.ly/PLANCOMMENT
- August 28, 2026 – End of public comment period

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CVRPC Regional Plan Adoption/Approval Timeline

✓ 6/25/26: Regional Plan submitted

✓ 7/8/26: LURB Confirmation of Completeness issued

✓ 7/14/26: CVRPC Board of Commissioners Meeting

✓ 7/23/26: LURB Preapplication Review Meeting and Site Visits

✓ 8/4/26: CVRPC Regional Plan Committee Meeting

○ 9/1/26: CVRPC Regional Plan Committee Meeting

○ 9/7/26: LURB Preapplication Response due

○ 9/8/26: First Public Hearing at CVRPC Board Meeting

○ 10/6/26: CVRPC Regional Plan Committee Meeting

○ 10/13/26: Second Public Hearing and Plan Adoption at CVRPC Board of Commissioners Meeting

○ 12/15/26: LURB Public Hearing*

○ 12/30/26: LURB Issuance of Determination*

* Estimated. See LURB website and Act 250 Regional Plan database for confirmed meeting dates.

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More Details and Links on the Regional Plan Webpage

<https://bit.ly/CVRPC2026PLAN>

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Q: What happens to
our state designations?

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Legacy State Designations and the Regional Map			
Legacy State Designation	New FLUA Category	New State Designation	Designation notes
Downtown	Downtown or Village Center	Center – Step 3	Legacy designated Downtowns enter the new program as Step 3 Centers
Village Center	Downtown or Village Center	Center – Step 2	Legacy Villages and New Town Centers were consolidated and automatically enter the new program at Step 2
New Town Center	Downtown or Village Center	Center – Step 2	Consolidated with Village Centers and automatically enter the new program at Step 2
Growth Center	Planned Growth Area or Village Area	Neighborhood	Legacy Neighborhood Development Areas and Growth Centers are consolidated into Neighborhoods
Neighborhood Development Area (NDA)	Planned Growth Area or Village Area	Neighborhood	Same consolidation as Growth Centers
Historic Districts	Downtown or Village Center	Centers – Steps as outlined above	Many historic districts adjacent to mapped flood hazard areas or river corridor areas

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Newly Designated Areas and the Regional Map

Legacy Designation	New FLUA Category	New State Designation	Designation notes
No legacy designation	Downtown & Village Center (FLU)	Center — Step 1	New, lower-barrier entry point to the Center designation
No legacy designation	Planned Growth Area / Village Area (FLU)	Neighborhood	New entry point for areas around Centers

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Historic Districts

- Informed FLUA boundaries: Historic district may have been used to expand FLUAs included boundaries in Downtown Centers and Village Centers
- Administration of programs and incentives: Historic districts benefits and incentives will continue to be administered as they have been

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State Designations and the Regional Land Use Map

For more detailed information about changes to State Designations and their connection to the Regional Land Use Map, download the Explainer:

<https://bit.ly/DESIGNATIONS-AND-FLUA>

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**Q: Does the Regional
Plan affect local
development?
A: Substantial Regional
Impact**

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When the Regional Plan/Regional Land Use Map is Considered in Reviewing Municipal Projects: SRI

- When a municipality has proposed development that has “Substantial Regional Impact”, the Regional Planning Commission uses the Regional Plan to guide its response
- RPC will apply the goals, strategies and policies in the Regional Plan to evaluate the impact

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Substantial Regional Impact Definition

“Development projects of Substantial Regional Impact are those that will have substantial and ongoing impact on two or more municipalities, including the host municipality. Among the development projects of substantial Regional impact are those that:

- Will likely impact on a resource within the Region which is widely used or appreciated by people outside of the locality in which it is located.
- Which may affect settlement patterns to the extent that the character or identity of the Region (or its sub-Regions) is significantly affected.
- Are likely to alter the cost of living, availability of choices, access to traditional way of life or resources widely used or appreciated by Regional residents.

In addition, because CVRPC has defined housing as a critical need for the Region, CVRPC will participate in the Act 250 review for any project which proposes to:

Increase the total number of year-round housing units (according to the most recent U.S. Census) in its host municipality by more than 2%; or create more than 30 housing units of any type; or create more than 5 “affordable” housing units, as defined by VSA Chapter 117 Section 4303.”

** See Appendix G in the draft 2026 Regional Land Use Plan*

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What are regional and
municipal housing
targets?

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State and Regional Housing Targets				
	2030		2050	
	Low	High	Low	High*
Central Vermont Planning Region	2,540	3,864	8,045	15,856
State of Vermont	27,867	41,185	79,018	172,044

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How Central Vermont Municipal Housing Targets Were Distributed to Municipalities

Each town received a proportion of the region’s total

40% of the total regional target
allocated to these 2 FLUAS



20% of the total regional target
allocated to these 2 FLUAS



40% of the total regional target
By town population

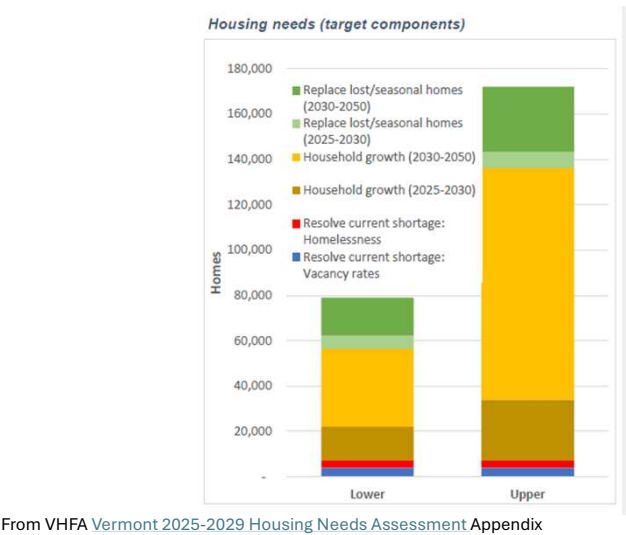
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How the State Calculated the # of New Homes Needed:

- Shrinking household sizes (the same number of people will need more homes)
- Healthy vacancy rates:
 - 2% owners
 - 5% renters
- 15% of new homes will become second homes (based on historic rates)
- 0.15% annual home loss
- Homes for people who are homeless or housing vulnerable
- Population growth (see slide)

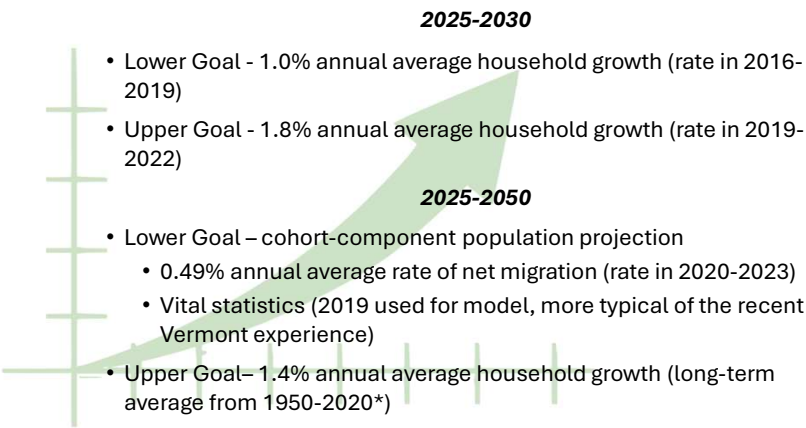
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Components of 2050 Targets, Illustrated



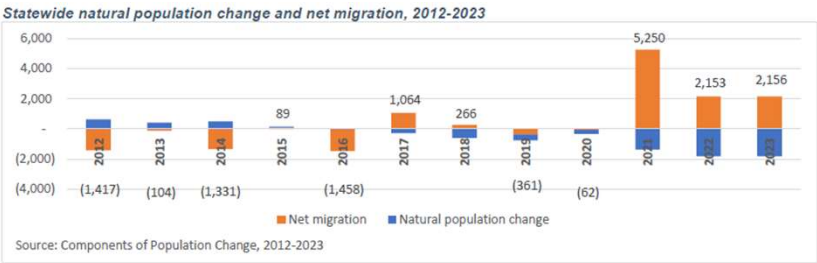
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Population Growth Rate Assumptions:



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Changes in Vermont Population 2012-2023



Net migration is the difference between the number of people that move into an area ("in-migration") and the number of people that move out ("out-migration"). In-migration to and out-migration from Vermont includes the movement of people to and from other states ("Domestic migration") and to and from other countries ("Immigration").

From VHFA Vermont 2025-2029 Housing Needs Assessment

More Information on Housing Targets

<https://bit.ly/CVRPC2026HOUSINGTARGETS>

This CVRPC webpage has links to a .pdf with each municipality’s housing goals and acreage in the core FLUAs



How do I participate in the Regional Plan process?

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How to Participate in Shaping the Regional Plan and Regional Land Use Map

- Use the online, interactive Regional Land Use Map to provide location-specific comments:
<https://bit.ly/CVRPCFLUMAP>
- Use the CVRPC online comment form to comment on the Regional Plan or the Regional Land Use Map:
<https://bit.ly/PLANCOMMENT>
- Email staff with questions, or comments,
Banbury@cvregion.com
- Ask to be added to the email notification list:
cvrpc@cvregion.com
- Attend one of the 2 CVRPC Public Hearings on 9/8/26 or 10/13

** To have interested party status, you must attend or submit comments for consideration at one of the 2 CVRPC Public Hearings and meet other statutory requirements for interested party status*

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Interested Party Status: (24 V.S.A. § 4348 (d)(1))

- To object to the Regional Plan, you must meet one of the following requirements:
- 20 people who have signed a petition and who own property or reside within the region, with
 - One designated representative
 - The designated must have participated in the regional plan adoption process)
- A party entitled to notice under 24 V.S.A. § 4348 (d)
 - E.g., chair of the legislative body of a municipality within the region, partner agencies, and community or interest groups or organizations that have requested notice

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Objections of Interested Parties (24 V.S.A. § 4348 (i)(1))

- Objections must be limited to whether the regional plan is consistent with the regional plan elements and future land use areas as described in 24 V.S.A. § 4348a
- An individual must have participated in the regional plan adoption process. Participation is defined as providing written or oral comments stating objections for consideration at a public hearing held by the regional planning commission.

Please see the Land Use Review Board (LURB) website for additional information: [Regional Plan Approval Process | Act 250](#)

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Objections Process (24 V.S.A. § 4348 (i)(1))

- Interested parties object to the adopted regional plan using a form developed by the LURB: [Land Use Review Board Objector Form](#)
- The LURB will evaluate objections and state the reasons for their decisions in writing. The decision to uphold an objection shall suggest modifications to the regional plan.

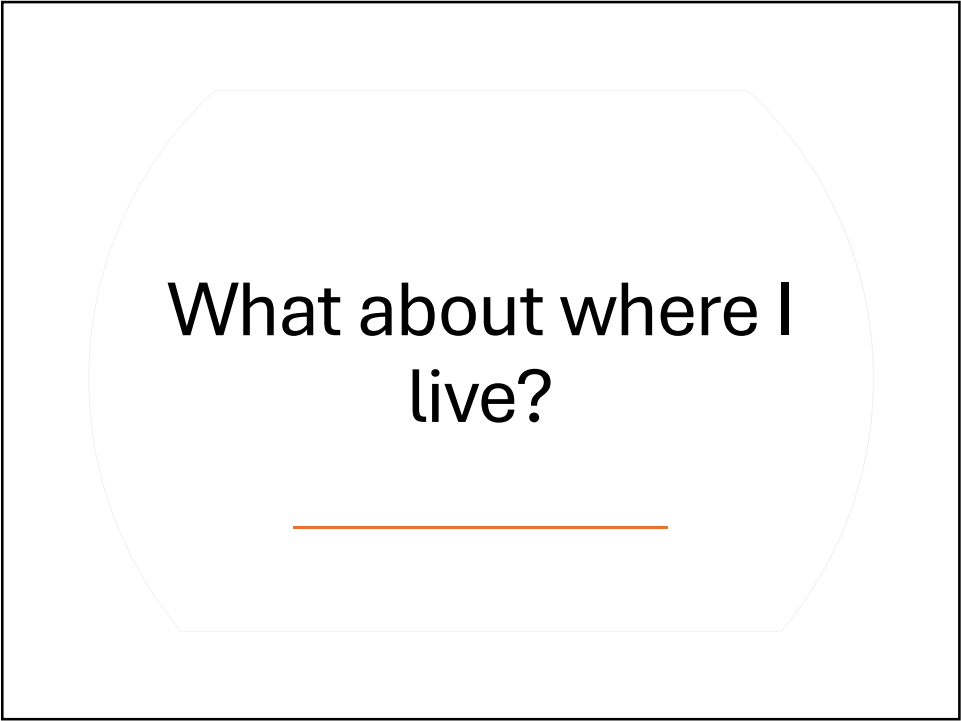
Please see the Land Use Review Board (LURB) website for additional information: [Regional Plan Approval Process | Act 250](#)

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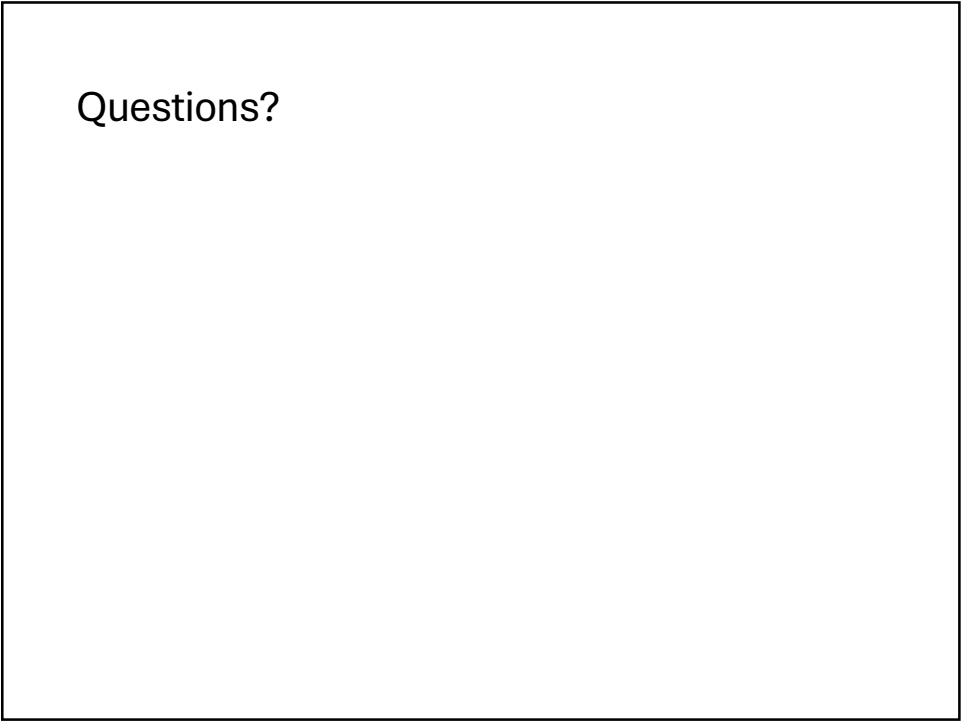
Track the Application

The Act 250 database tracks all documents related to Regional Plan Submissions and review. See all documents related to the CVRPC 2026 Regional Plan application here <https://bit.ly/2026PLANLURBREVIEW>

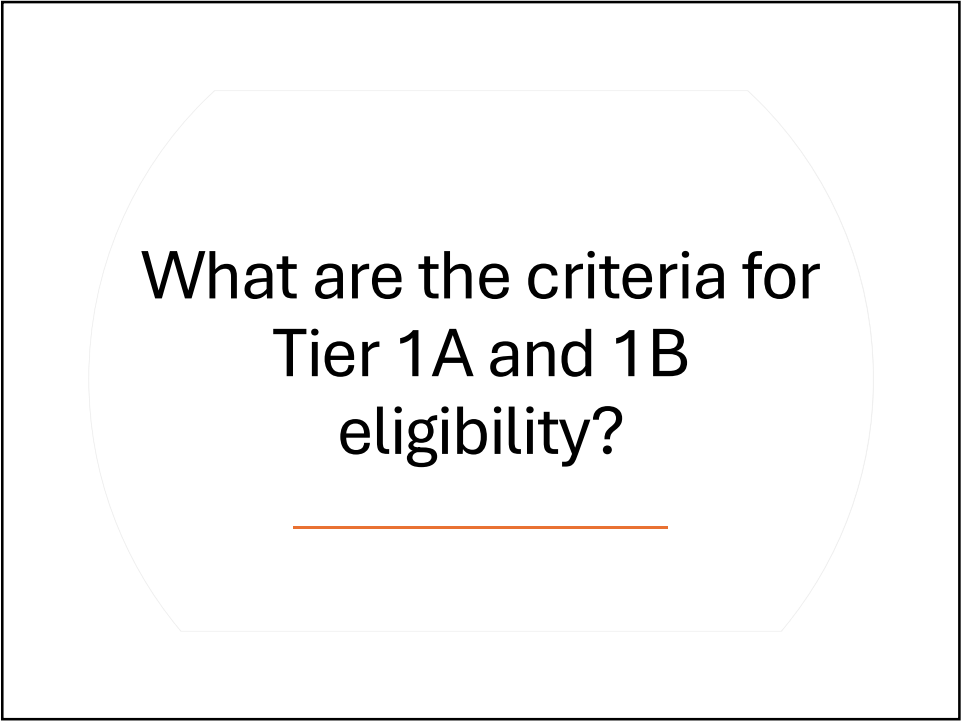
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Tier 1A	Tier 1B
• Boundaries consistent with Downtown Centers, Village Centers and Planned Growth Areas on Regional FLU map • Municipal <u>application</u>, LURB review and approval • Full Act 250 Exemption	• Boundaries consistent with Downtown Centers, Village Centers, Planned Growth Areas and Village Areas on Regional FLU Map • Municipal <u>requested</u>, LURB review and approval • Limited Act 250 Exemption

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Tier 1A Eligibility Requirements

- Municipal Plan confirmed by the RPC
- Water and wastewater
- Development regulations
 - Unified bylaws or zoning and subdivision regulations
 - Flood hazard and river corridor bylaws*
- Inclusion of Smart Growth Principles (form and scale)
- Municipal capacity to administer permitting
 - Staff availability, qualifications, availability and budget
- <https://act250.vermont.gov/tier-1a-approval-process>

**Either Flood Hazard District and River Corridor regulations, or those areas are excluded from Tier 1A*

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Tier 1B Eligibility Requirements

- Downtown Center, Village Center, Planned Growth Area
- Municipal plan and RPC confirmation
- Flood hazard and river corridor bylaws
 - (If flood hazard or river corridors are within the Tier 1 area or unless the area is suitable for infill development)
- Unified bylaws or zoning and subdivision regulations
- Water, wastewater or soils that can accommodate compact development
- Municipal capacity
 - Staff availability, qualifications, availability and budget

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Comparing Tier 1A and Tier 1B

See a 1-page comparison document here:
<https://bit.ly/CVRPC2026HOUSINGTARGETS>

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FLUA Criteria

Learn more about each the criteria for each Future Land Use Area classification, and see the requirements for different Tier 1-eligible areas:
<https://centralvtplanning.org/wp-content/uploads/2026/08/FLUA-Criteria.pdf>

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How can I find out more
details about each
parcel on the map?

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CVRPC Regional Land Use Map

See and comment on the Regional Land Use Map:

<https://bit.ly/CVRPCFLUMAP>

Download a 1-page, color legend to the Regional
Land Use Map, including a brief description of
each Future Land Use Area (FLUA)

<https://bit.ly/DESIGNATIONS-AND-FLUA>

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View Underlying Map Data Informing the Proposed Regional Land Use Map

The Future Land Use & Tier 1A/B Viewer on the Act 250 website shows the proposed Regional Land Use Map, and includes more information about the mapping data that helped shape the Regional Map.

This is Land Use Review Board(LURB) maintained map showing the details of *all* Regional Land Use Maps across the state

<https://experience.arcgis.com/experience/58543fd6882d4bd6bd0b3008d98e874e>

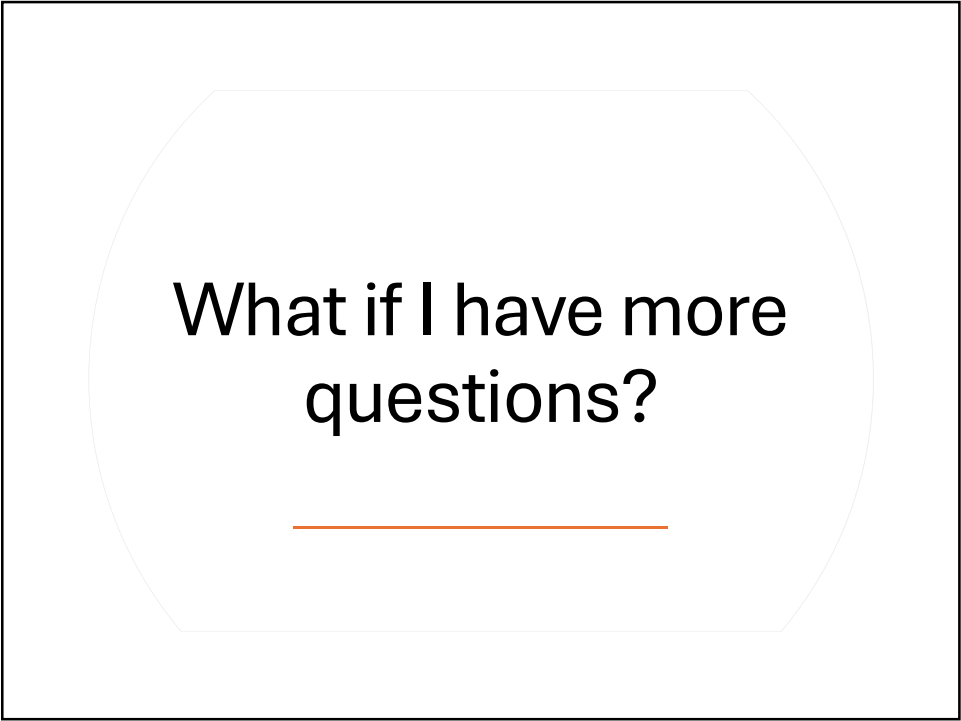
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Using the LURB's Act 181 Future Land Use & Tier 1A/B Viewer

Tips:

- In the layer list on the left, expand the 2nd item "FLU and Tier 1A/B Data" and deselect everything except CVRPC to make loading faster
- Expand the CVRPC sub menu layer, and select "Pre-application"
- In the layer list on the left, expand the 1st item "Reference Layer" data set Future Land Use & Tier 1A/B Viewer where you can expand data subsets to toggle layers on and off. For example, the "Built Environment" data set includes water infrastructure, and the "Natural Resources and Physical Features" data set has the "Rivers" section which shows Special Flood Hazard Areas.

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Questions and comments

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