



Municipal Map Change Requests

Attached are the map change requests received from the following municipalities:

1. Barre Town
2. Montpelier
3. Waterbury

Barre Town

Lorraine Banbury

From: Brandon Garbacik <bgarbacik@barretown.org>
Sent: Thursday, August 6, 2026 10:47 AM
To: Brian Voigt
Cc: Lorraine Banbury
Subject: FLUA Map - Barre Town

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Brian,

Last month, Christian and Kari attended a Barre Town Planning Commission meeting to discuss the Regional Plan update, the new Housing Targets numbers, and the FLUA map. During their presentation, Christian mentioned that Barre Town may want to revisit the resolution that the Selectboard adopted this past December in order to pursue Tier 1B areas of Act 250 jurisdiction.

Upon doing so, the Planning Commission realized that our resolution only asks to have mapped "Village Centers and Village Areas" mapped for inclusion of Tier 1B status, *but not* "Planned Growth Areas". Presently, the current version of the FLUA map features a Planned Growth Area surrounding the South Barre Village Center. **The Barre Town Planning Commission have requested me to ask if CVRPC would be willing to recategorize the South Barre Planned Growth Area to a Village Area.** Notwithstanding the fact that the current resolution does not contemplate Planned Growth Areas being mapped in Barre Town on the FLUA map, the Barre Town Planning Commission felt that the methodology used to describe "Village Areas" was a better fit in South Barre than the description used in the methodology for "Planned Growth Areas". At this time, the Planning Commission is seeking this information in order to determine whether to move forward with requesting the Selectboard to create a new resolution, or to keep the original December 2, 2025 resolution intact. We are aware that there is a deadline of August 28th in order to make this decision.

Let me know if you have any questions.

Brandon Garbacik

Barre Town Planning & Zoning Administrator

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Montpelier

To: Vermont Land Use Review Board
Central Vermont Regional Planning Commission

From: Montpelier Planning Commission

Date: August 6, 2026

Re: CVRPC's Future Land Use Map

The Montpelier Planning Commission appreciates the opportunity to submit feedback in response to the Montpelier portion of the preliminary CVRPC Future Land Use Map. We have grouped our comments and recommendations into the following areas to help with your review:

- Errors
- Areas to include in Downtown Center
- Areas to include in Planned Growth Areas
- Areas to include in Transition or Infill
- Other requests for changes

We have included our basis for each of our recommendations using the Future Land Use Methodology and Process manual. We have also included a companion map identifying the areas that correspond to the numbered comments below.

Errors

The Commission has identified only one remaining error in the submitted preliminary map.

1. The Special Flood Hazard Area is mapped as Rural Conservation on the Sabins Pasture property on Barre Street despite being in the existing Growth Center. Per statute [24 VSA 4348a(a)(12)(B)] and further described in the Future Land Use Methodology and Process Version 4.0, the flood hazard area should not be included as Rural Conservation in this area.

Areas to include as Downtown Center

2. The "Redstone" building and adjacent parcels on Terrace Street should be considered Downtown Center. These areas are in the City's design review district and National Register of Historic Places Districts and are generally considered to be part of the downtown core as reflected in the currently adopted master plan, City Plan 2025. Per 24 VSA 4348a(a)(12)(A) and further described in the Future

Land Use Methodology and Process Version 4.0, these properties should be included in the Downtown Center.

Areas to include as Planned Growth Areas

3. Mountainview Street near National Life Drive should be classified as Planned Growth Area and not Rural General. The street is served by municipal water and sewer, bike lanes that connect downtown, public transit access, and is contiguous with the rest of the Planned Growth Area. The area is zoned Residential 9000, allowing 4 lots per acre and up to 24 dwelling units per acre.
4. Independence Drive should be classified as Planned Growth Area. The area has is served by municipal water and sewer, has continuous sidewalks to the downtown, is on the Tri- Valley Transit Northfield bus route, and is contiguous to the rest of the Planned Growth Area. It is zoned Residential 9000, allowing 4 lots per acre and up to 24 dwelling units per acre.
5. Berlin Street and Sherwood Drive should be classified as Planned Growth Area. Both streets are served by municipal water and sewer, and are zoned Residential 9000, allowing 4 lots per acre and up to 24 dwelling units per acre. Sidewalks along Berlin Street from the town core led to and extend along Hebert Road. Additionally, Hebert Road abuts the city's Growth Center. The upper section of Berlin Street beyond Hebert Road has access to Tri-Valley Transit's Hospital Hill bus route which runs multiple trips per hour. Sherwood Drive is also within the half-mile Act 250 interim exemption area.
6. The entirety of 203 Country Club Road should be included in the Planned Growth Area. The corner of the parcel currently outside of the Planned Growth Area should also be included because most of the parcel is already included in the area [Future Land Use Methodology and Process Version 4.0 mapping process rule 4(d) for planned growth areas].
7. Both sides of Westwood Drive should be included in the Planned Growth Area. Currently, one side of Westwood Dr is in the Planned Growth Area but not the other. The street is served by municipal sewer and is zoned Residential 9000, allowing 4 lots per acre and up to 24 dwelling units per acre.
8. A thin section of parcels along Elm Street that abut the Rural Conservation area along the North Branch River Corridor is classified as Rural General. This area should be classified as Planned Growth Area. The area has sidewalks, water and sewer access, and abuts the Growth Area at Cummings Street. The area is zoned Residential 9000, allowing 4 lots per acre and up to 24 dwelling units per acre. We recognize that the river corridor is required to be classified as Rural Conservation, but even small portions of parcels that can be developed should be included in the Growth Area. A recently permitted development here also demonstrates its compatibility.
9. The "boney pasture" should be classified as Planned Growth Area. Utilities could be extended and connected through to the Crestview area to the south (see #10 below), providing an opportunity for future growth and a second access point to

any future development at the adjoining parcel to the south (both properties share common ownership). There is a current proposal for development in this area.

10. The entirety of the “Crestview” parcel should be classified as Planned Growth Area because the Future Land Use Methodology Version 4.0 encourages following property lines or logical geographic boundaries. The Planned Growth Area currently traces the existing western Growth Center boundary which bisects the parcel and seemingly does not follow any geographic boundary. The inclusion of this area also allows for connection to the “boney pasture” (see #9 above), facilitating additional development to the north of Crestview.

Areas to include as Transition or Infill

Two areas within the city are designated Rural General but are currently served by municipal utilities and connected or within close distance to complete streets infrastructure and therefore have potential for higher density residential development.

11. The small Toy Town neighborhood is disconnected from downtown by Interstate 89, but it is zoned Residential 9000, allowing for 4 lots per acre and up to 24 dwelling units per acre. It does not qualify as a Planned Growth Area because it is not contiguous with other Planned Growth Areas and Centers and does not meet the definition of a Village center itself, however, these areas are compatible with higher density development. It should, therefore, be classified as “Transition or Infill”.
12. Gallison Hill Road is also eligible for Transition or Infill designation. The area is disconnected from the downtown and cannot be part of the Planned Growth Area because it does not have complete streets infrastructure. However, it has access to the downtown through proximity to the city’s shared use path and is zoned Residential 9000, allowing for 4 lots per acre and up to 24 dwelling units per acre.

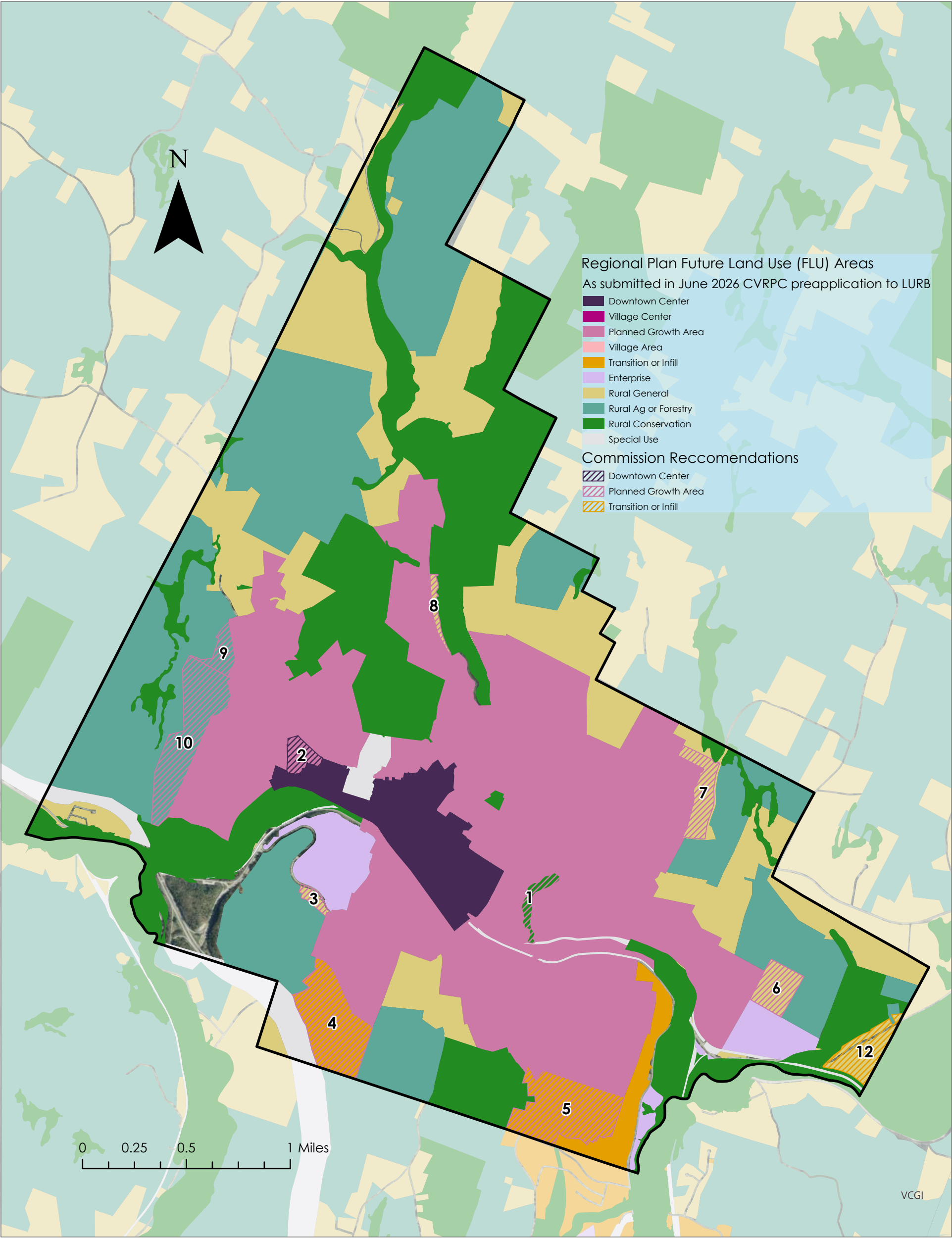
Other requested changes.

The City supports CVRPC’s suggestion that a new, limited use designation is appropriate to support resilient infill. Montpelier is acutely aware of the risk that flooding can have on its residents as well as the broader economy and environment. We also learned a great deal by looking at undamaged buildings following the July 2023 flood. All of the at least seven downtown buildings that suffered no flooding damage were built after the city’s flooding regulations were adopted in 1973. The City’s newest rules are more robust than those adopted 50 years ago and protect against much larger events. This is important because many areas adjacent to our downtown that are currently developed will be designated as future rural conservation. While we support conserving existing open space in our flood hazard areas, designating the Department of Labor, Montpelier High School, Wind River Environmental (a brownfield that is in a river corridor), portions of the Gallison Hill industrial park, and other already developed areas as rural conservation is not necessary or appropriate. We do not anticipate adopting a plan that works to conserve these areas. Instead, we would expect any future development or redevelopment to be built to flood codes and be properly elevated. We ask the LURB to

consider this potential change that other regions of the state could also use in select areas.

Please reach out to Mike Miller if you have any questions or comments and he will contact the Planning Commission to reply to you.

Montpelier Planning Commission- FLU Recommendations to CVRPC for Regional Plan



Prepared by the City of Montpelier
Planning & Community Development Department
August 8, 2026

**VERMONT**
LAND USE REVIEW BOARD

Application #:
[RPC03-0001](#)

Exhibit #: [024](#)

Date Received: [08-06-2026](#)

Data Sources: City of Montpelier and CVRPC
Projection: NAD83 StatePlane Vermont FIPS
4400 (meters)

Waterbury



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August 26, 2026

Mr. Christian Meyer
Executive Director
Central Vermont Regional Planning Commission

Dear Regional Planning Commission:

The Community of Waterbury appreciates the time and effort the Central Vermont Regional Planning Commission (CVRPC) has put into the Regional Plan update, in particular the Future Land Use (FLU) mapping task and the designation of certain 'growth' designations like Downtown Center, Planned Growth Area, Village Area, and Enterprise zones. We also appreciate that these areas will be important in the Land Use Review Board's consideration of the municipality's requests for 'Tier 1' designation under Act 181 and Waterbury's success to achieving our future housing goals.

Waterbury is actively working to modernize the community's Unified Development Bylaws. Waterbury also has implemented Special Flood Hazard Regulations. In 2024 the UDB Phase I area of Waterbury, between the Interstate and the Winooski River, regulations were adopted with reform and significant expansion of options and opportunities for housing development in the historically most densely developed part of the town and served by the Edward Farrar Utility District's (EFUD) water and wastewater infrastructure.

Since then, the Planning Commission has undertaken a community-wide outreach effort seeking to modernize and overhaul the Town Plan focusing on our future goals and needs. Based upon our community survey, multiple community visioning sessions, the Vermont Housing Survey and the municipal targets set by the CVRPC, a predominant lesson learned is our need to plan and facilitate opportunities for additional housing in additional areas of our community – outside of just the historic downtown. Waterbury is also actively assessing future Community Housing and Infrastructure Program (CHIP) opportunities to advantage the municipality with this new important financing mechanism. The Town Plan is targeted for completion and adoption by the end of 2026. This will enable the Planning Commission to turn its attention to and complete updates in the Phase II Unified Development Bylaws area of Waterbury – predominately north of the Interstate.

Through these processes, the Planning Commission has identified our future development hinges on balancing the existing EFUD infrastructure with the challenges of our flood history. The EFUD area represents one of our most developable areas using Smart Growth principles.

For this reason, we are seeking to maximize our options here. To that end, we are submitting this letter and map requesting changes to the CVRPC draft Future Land Use Mapping designations for Waterbury so that Waterbury can leverage full advantage of the LURB Tier 1 designation opportunities.

We do appreciate that, following the June 8, 2026 CVRPC videoconference with Waterbury Selectboard, Planning Commission, and CVRPC Waterbury representatives, we acknowledge CVRPC's meaningful changes to the draft FLU, in line with Waterbury's planning efforts and needs. However, there are other areas that should be reconsidered.

Of Note:

Parcel SPANs are noted on the accompanying map for these areas.

- South Main Street, Elm/Randall Street should be assigned the Downtown Center FLU designation which aligns with the adjacent zones. While these downtown areas are currently designated out of the 'growth' oriented FLUs areas because they are identified as flood hazard zones, Waterbury's Special Flood Hazard Regulations should be



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recognized and these areas are suitable for infill development as defined in Section 29-201 of the Vermont Flood Hazard Area and River Corridor Rule.

- The downtown Enterprise area should be designated as a Planned Growth Area based upon the adopted Phase I Bylaws which allow multi-family housing in this District.
- A portion of Winooski Street should be designated as a Village Area. Currently it is a Nationally-recognized Historic District. Waterbury recognizes it falls within the ANR River Corridor but its topographic elevation and location well outside mapped flood hazard area, its adjacency to the downtown area and its status as an Historic District , as well as its water and wastewater utility service make this area prime for consideration as a Village Area.
- The former State Armory parcel should be assigned a Village Area designation. This parcel is outside the River Corridor / flood hazard area and has potential for adaptive reuse.
- Parcels on Meadowcrest Lane and Cross Road areas adjacent to the Ben and Jerry's plant should be designated as Village Area rather than the current Rural General as they are served by both water and wastewater. As well, these areas are well outside any flood hazard zones.
- Parcels on Lincoln Street and Laurel Lane should be assigned a Village Area designation. These parcels receive EFUD utility services, are located outside flood hazard zones, and are served by Waterbury Community Path pedestrian access to the Downtown as well as its location near the VTrans Park and Ride and regional bus transit system.

With Waterbury's ongoing commitment to bylaw modernization, completion of a Town Plan reflective of our community's input and requests, and thoughtful Smart Growth principles, Waterbury is requesting reconsideration per the requests identified above for LURB future growth areas. We are mindful of flood resilience, and are looking to balance future growth needs with respect to housing and other development, taking advantage of Tier 1 regulations, and implementing Vermont's CHIP program and incentives as we actively address and increase our residents' housing and development options.

Respectfully submitted:

Waterbury Planning Commission Chair: Dana Allen

Waterbury CVRPC Representative: Doug Greason

Waterbury Housing Task Force Chair: Joe Camaratta

Waterbury Select Board Chair: Martha Staskus