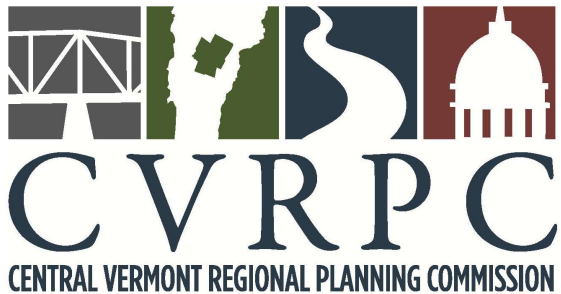


Common Questions about the
Regional Future Land Use Map and
Future Land Use Areas, and How it
Affects Municipalities



1

Agenda

- 1. Act 181
 - Tier 3/Road Rule repeal
 - Tier 1 exemption
 - New Regional Plan
- 2. Future Land Use Area Classes
 - Tier 1 eligibility
 - Clarifying FLUA definitions
 - State designation rollovers
- 3. Local questions
- 4. Take aways
- 5. Deeper dive topics



2

Take aways:

1. The Regional Land Use Map is not related to Tier 3 or the Road Rule – both were repealed
2. “Rural Conservation” FLU classification on the Regional Map describes *existing* uses or restrictions, it does not impose new ones

3

Take aways:

3. The Regional Land Use Map does not override municipal land use planning or zoning regulations/map.
4. Towns need to opt-in to Tier 1. This can be done at any point in the future. (There is no hurry.)
5. State designation programs will automatically roll over.

4



Part 1

Q: What was Act 181 about and how does it affect development?

A: Act 250 Reform

5

Tier 3 and the Road Rule have been repealed

- Tier 3 was repealed - there are **no new Act 250 permitting requirements** as a result of the Regional Land Use Map
- The Road Rule was repealed – **there are no new permit requirements** based on road or driveway length
- Previous Act 250 triggers still apply.
- Rural Conservation: FLU classification creates no new permitting rules or conservation requirements – see Rural and Recreation FLUAs slide

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Tier 1 Act 250 Exemptions



- Why:
 - Encourage new housing
- How:
 - Make building easier in specific areas
 - Lessen or remove Act 250 permitting requirements
- Where: Focus on more developed/developable areas
 - Areas with existing or planned infrastructure
 - Town has planning/development regulations in place
 - Already more populated (village or downtowns or identified for growth)

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Tier 1A and Tier 1B

Tier 1A: Removes Act 250 requirements for new housing • <u>No new Act 250</u> permits required • Development is reviewed and permitted locally (ZA, DRB, etc.) • Apply through Land Use Review Board (LURB)	Tier 1B: Lessens Act 250 requirements for new housing • No Act 250 permits required for <50 units on <10 acres of land • Development is reviewed and permitted locally (ZA, DRB, etc.) • Apply through CVRPC with Regional Plan submission or amendment
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Part 2.
Q: What is the Regional
Future Land Use Map?
Why does it matter?

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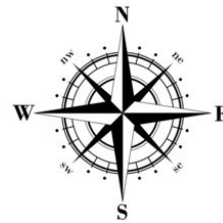
The 2026 Central Vermont Regional Plan

- The Regional Plan, like a Municipal Plan is
 - A guiding, visionary document
 - Updated every 8 years
- The draft 2026 Regional Plan has made minor updates to 2024 Regional Plan
- Currently going through adoption/approval process with CVRPC public hearings 9/8/26 and 10/13/26
- The Regional Future Land Use Map is a required part of the plan

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What the map does

- Uses consistent, state-wide standards
- Identifies areas where denser development is possible/appropriate
- Becomes basis for Tier 1 exemption eligibility
- Continues or expands state designations

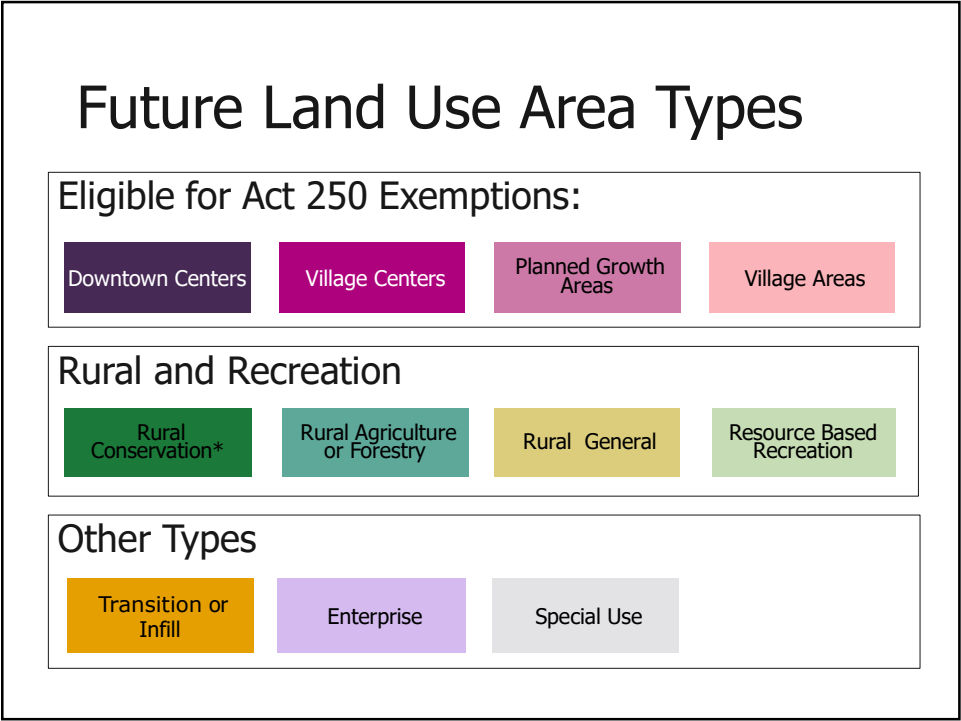


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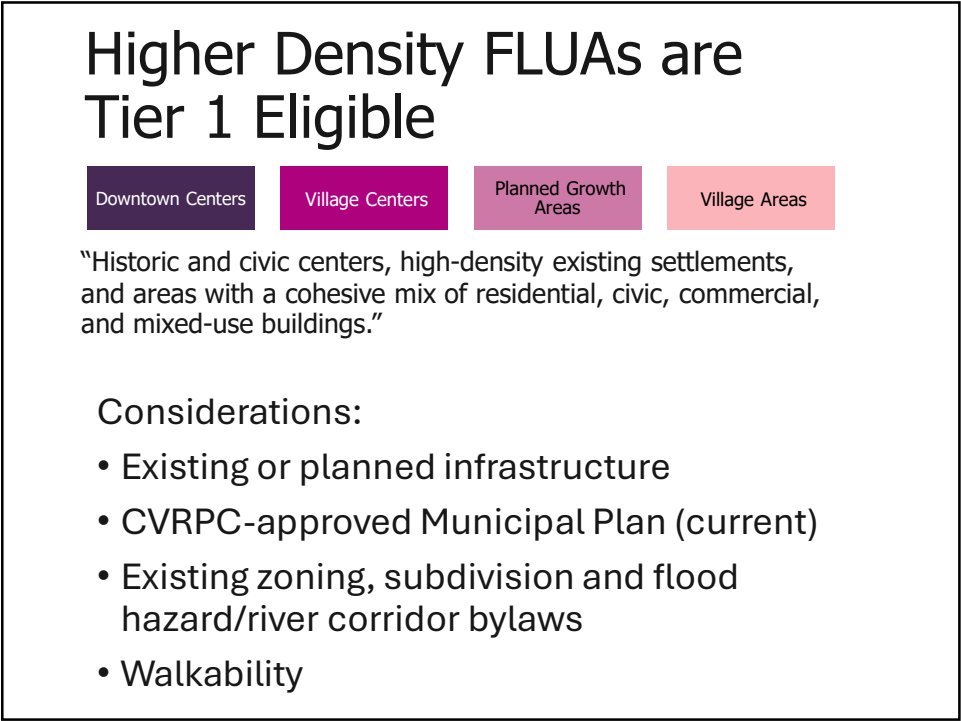
What the Regional Map does not do

- Does not create new permitting requirements
- Does not impose new restrictions on how landowners can use their land

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Rural & Recreation FLUAs

Rural Conservation*	• Flood hazard or river corridors • Existing development easement • State conserved land • Some wetlands • Bodies of water
Rural Agriculture or Forestry	• Currently open or forested land • Enrolled in Use Value Appraisal Program (Current Use)
Rural General	• Does not fit into Rural Conservation or Rural General • Generally smaller and residential lots
Resource Based Recreation	• Large recreation areas • Ski resorts • Some lakeshores • Concentrated trail networks

* Describes **current** protections. Imposes NO new permitting requirements

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Other FLUAs

Transition or Infill	• Suitable for new construction higher-density, mixed-use or residential development • Suitable for redevelopment as higher-density, mixed-use or residential development
Enterprise	• Industrial parks • Natural extraction activities (like quarries or sand pits) • Commercial activities using large land areas
Special Use	• Doesn't fit neatly elsewhere e.g.: ◦ The Capitol Complex in Montpelier ◦ Thunder Road in Barre ◦ Norwich University in Northfield

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Part 3:
Q: How does this
connect to my city/town?

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Municipal Regulations & Planning Role in Regional Mapping

- Local zoning districts were a consideration in drafting the Regional Land Use Map
- Because the Regional Map uses state-wide standardized definitions of land uses, the Regional Map and your Zoning Map will look different
- Municipal Future Land Use Maps and goals articulated in Municipal Plans were also considered when drafting the Regional Map

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Changes to State Designations:

- All previous state designations were consolidated into 2 new categories: Neighborhood and Centers
- These “legacy” designations will automatically roll over into correct category at correct level (Center or Neighborhood steps) when the new Regional Plan is approved by the LURB
- The new designations for Neighborhood/Center correspond with the new FLUA classifications
- Designated areas are the same size or were slightly expanded
- More information available from ACCD

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Part 4.

Q: What are the most important takeaways:



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Takeaways, Revisited: 1

1. The Regional Land Use Map is not related to Tier 3 or the Road Rule – both were repealed
2. “Rural Conservation” FLU classification on the Regional Map describes *existing* uses or restrictions, it does not impose new ones

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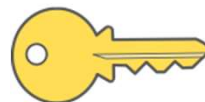
Takeaways: 2



3. The Regional Land Use Map does not override your municipal development regulations (zoning, etc.)
4. The Regional Land Use Map does not override your municipal zoning map or Future Land Use Map
5. The Regional Plan does not override goals in your Municipal Plan

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Takeaways: 3



6. The only impact of the Regional Map is potentially lessening or lifting Act 250 permitting in Tier 1-eligible areas
7. Tier 1 Act 250 exemptions apply only if a municipality a) is eligible and b) opts in
8. Municipalities can wait to opt in to Tier 1B in the future
9. The Regional Map can be changed through amendments in the future

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Take aways 4:



10. All state designations will carry forward
11. In some cases, designated areas are expanded

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Questions and comments



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(802) 262-1051

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Share Your Thoughts



See and make comment on the interactive map:
<https://bit.ly/CVRPCFLUMAP>

Submit a comment on the plan or map:
Comment Form- bit.ly/PLANCOMMENT

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Regional Plan Link Roundup

- Regional Plan Page bit.ly/CVRPC2026PLAN
- Interactive Regional Map bit.ly/CVRPCFLUMAP
- Plan/Map Comment Form bit.ly/PLANCOMMENT
- Map Legend and Explainer .pdf- bit.ly/FLUAEXPLAINER
- Housing Targets bit.ly/CVRPC2026HOUSINGTARGETS
- Official FLUA Methodology- bit.ly/VAPDAFLUA
- State Designations and FLUAs Explainer bit.ly/DESIGNATIONS-AND-FLUA
- ACCD Explainer of New Designations <https://bit.ly/VTSTATEDESIGNATIONS>

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Questions and comments



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