Central Vermont Regional Planning Commission

Summary of Substantial Changes – FLU Map

Since the Pre-Application draft of the CVRPC 2026 Regional Future Land Use Map was submitted to the Land Use Review Board (LURB) on June 25, 2026, CVRPC has been working diligently to incorporate feedback and comments given by the LURB, state agencies, commissioners and the public. Map changes focused largely on statutorily required edits, correcting mapping gaps and data holes, and further alignment with municipal priorities.

Region Wide Revisions

1. CVRPC originally used Rural Conservation to denote all flood hazard or river corridor areas across the region, including in areas with existing development, but excluding legacy designated villages and downtowns. The LURB stated that the areas mapped as Rural Conservation which overlap or bisect existing development do not meet the statutory definition for Rural Conservation. CVRPC adjusted its mapping to classify these areas as Transition/Infill, Enterprise, or Rural General as appropriate.
    a. Towns impacted: Barre City, Barre Town, Cabot, East Montpelier, Marshfield, Montpelier, Moretown, Northfield, Waitsfield, Warren, Washington, Waterbury, Woodbury
2. Special Use was previously used to denote large-scale transportation infrastructure (Interstate 89, US Routes, State Highways). In response to LURB comments, CVRPC redrew large-scale transportation assets as the adjacent FLUA categories.

Towns Specific Changes

Barre City

1. Barre City has undertaken extensive planning and utility investments in the vicinity of the 30-acre Prospect Heights site. In reflection of municipal planning, this parcel was remapped from Rural General to Planned Growth Area.

2. The Public Safety Building was initially coded as Rural Conservation, but following municipal feedback, and recognizing that the parcel is largely outside of the Special Flod Hazard Area, the site was remapped as a Planned Growth Area to reflect current municipal planning.
3. The North End neighborhood in Barre City was originally mapped as Rural Conservation. As stated in the Region Wide Revisions, this neighborhood was reclassified as Transition/Infill given the density and development present.

Barre Town

1. The neighborhood around Richardson Road is an established neighborhood served by water and wastewater infrastructure, experiences low traffic volumes and functions as a continuation of Barre City's Planned Growth Area. The Town of Barre has requested that the area be designated as a Village Area, consistent with similar Barre Town neighborhoods adjoining Planned Growth Areas in Barre City.
2. Upper Graniteville was mapped originally as a Village Area without a corresponding Village Center. A new Village Center, overlapping with the existing State Register Historic District, has been added. Village Area remains around the new center.
3. The Thunder Road parcel was originally mapped as Special Use. This area has been reclassified as Rural General.
4. In accordance with municipal comments, the Planed Growth Area to the west of the South Barre Village Center was eliminated and the Planned Growth Area to the south and east was reclassified as Village Area.

Berlin

1. Per LURB required revisions, the Planned Growth Area across Route 62 along Airport Road was reclassified as Transition/Infill because it lacks sidewalks/walkability.

Cabot:

1. The LURB found that Lower Cabot did not meet requirements of a Village Center. This area has been reclassified as Rural General and is further specified as a Hamlet.

Calais

1. The Calais Town Plan has not yet received regional approval, thus making it ineligible for the Village Area FLUA. The land surrounding the Village Centers was changed to Transition/Infill.

Duxbury

1. In the northeast corner of Duxbury, some parcels which were previously coded as Rural Conservation were recoded as Rural General to reflect the housing present.

East Montpelier

See Region Wide Revisions, no additional changes.

Fayston

See Region Wide Revisions, no additional changes.

Marshfield

1. Many of the developed areas in proximity to Marshfield's Village Center were originally mapped as Rural Conservation. As stated in the Region Wide Revisions, areas along Creamery Street, Route 215 and Gilman Street were reclassified to Transition/Infill given the existing development.

Middlesex

2. The LURB found that Putnamville did not meet requirements of a Village Center. This area has been reclassified as Rural General and is further specified as a Hamlet.

Montpelier

1. In response to requests by the City of Montpelier and in alignment with municipal planning efforts, the following changes were made:
    a. The "Redstone" building and adjacent parcels on Terrace Street, which were initially classified as a Planned Growth Area, were reclassified as Downtown Center.
    b. Along Mountainview Street, the area, which was previously mapped as Rural General, is now mapped as Planned Growth Area.
    c. Where sidewalks are present along Independence Drive and Northfield Street, the Planned Growth Area was expanded.

d. The Planned Growth Area for 203 Country Club Rd was expanded to include the entire parcel.
e. The right side of Westwood Drive is now included in the Planned Growth Area given the similar neighborhood composition.
f. The Planned Growth Area adjacent to Crestview Drive was expanded to align with parcel boundaries and the municipal FLU Map.
g. The "Boney Pasture" was switched from Rural Agriculture and Forestry to Rural General.
h. A mapping oversight was corrected in Sabins Pasture to reflect that the entire parcel was within the legacy growth center.
i. The Toy Town neighborhood was originally classified as Rural General. It has been reclassified as Transition/Infill.

2. Following LURB feedback, the State house/Capitol Complex was taken out of Special Use. The front portion was recoded as part of the Downtown Center to align with the legacy designated downtown. The back portion of the parcel was coded as Rural Conservation given its connection to Hubbard Park.
3. Many of the developed areas in proximity to Montpelier's Downtown Center and Planned Growth Area were originally mapped as Rural Conservation. As stated in the Region Wide Revisions, areas along Elm Street and Memorial Drive were reclassified to Transition/Infill given the existing development.

Moretown

1. In response to LURB comments, the Middlesex No. 2 Hydroelectric Plant, which was initially mapped as Special Use, has now been classified as Rural General.
2. Adjacent to the Village Area in the northwest corner of Moretown, the land previously classified as Rural Conservation was reclassified to Transition/Infill.

Northfield

1. Norwich University was previously designated as Special Use. Following LURB feedback, the Campus has now been integrated into the Planned Growth Area. The remainder of the Norwich University property west of the Dog River is now classified as Rural Conservation or Rural Agriculture & Forestry.

2. Many of the developed areas in proximity to Norwich's Downtown Center were originally mapped as Rural Conservation. As stated in the Region Wide Revisions, areas on the west side of the Dog River and areas extending north from the Downtown Center were reclassified to Transition/Infill given the existing development.
3. A Hamlet point was added in South Village.

Orange

1. A Hamlet point was added in East Orange.

Plainfield

1. The area between School Street and Main Street was previously classified as Village Area. Following LURB advisory recommendations it was reclassified as Village Center towards the Marshfield border. This area is a part of the legacy neighborhood development area.

Roxbury

See Region Wide Revisions, no additional changes.

Waitsfield

1. At the town's request, a portion of the Waitsfield Telecom Parcel was reclassified as Rural General, reducing the size of the Village Area.
2. Following the request of the town, Fiddlers Green was reclassified as Transition/Infill from its initial classification as Rural Conservation.

Warren

1. A Hamlet point in East Warren was added.

Washington

1. Some of the developed areas in proximity to Washington's Village Center were originally mapped as Rural Conservation. As stated in the Region Wide Revisions, areas extending north of the Village Center along the Jail Branch were reclassified to Transition/Infill given the existing development.

Waterbury

2. Many of the developed areas in proximity to Waterbury's Downtown Center were originally mapped as Rural Conservation. As stated in the Region Wide Revisions, areas along Winooski Street, Bridge Street and

Randall Street were reclassified to Transition/Infill given the existing development.

3. The Ice Center parcel southeast of the Downtown Center was reclassified from Rural Conservation to Rural General.
4. Following LURB required revisions, the highway interchange was removed from Special Use and reclassified as the adjacent Rural General land use.
5. Per municipal comments, the Armory was removed from Rural Conservation and was reclassified as Rural General to match adjacent parcels.

Williamstown

See Region Wide Revisions, no additional changes.

Woodbury

See Region Wide Revisions, no additional changes.

Worcester

See Region Wide Revisions, no additional changes.