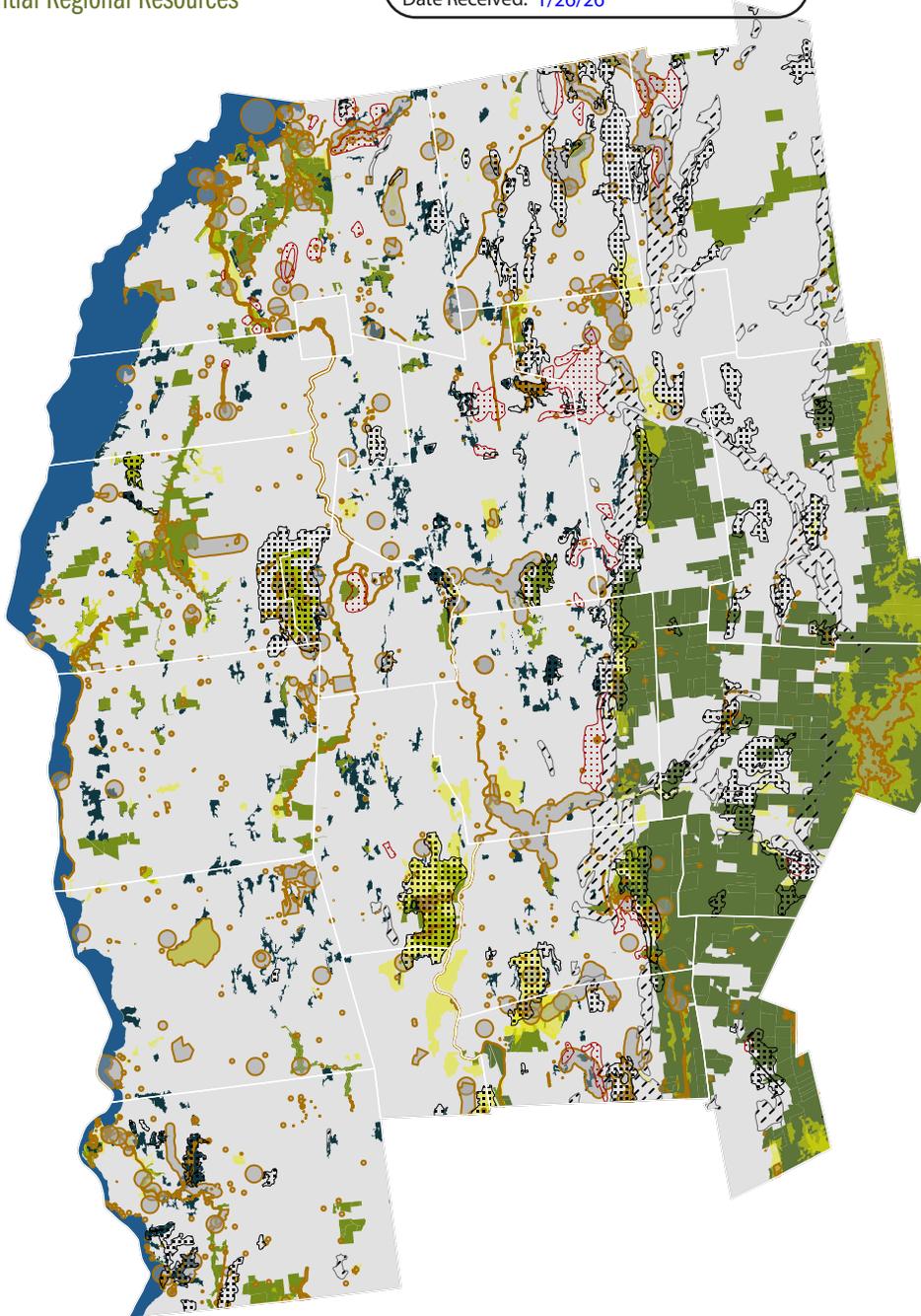


Future Land Use

VERMONT
LAND USE REVIEW BOARD
 Application #: **RPC01-0001**
 Exhibit #: **012**
 Date Received: **1/26/26**

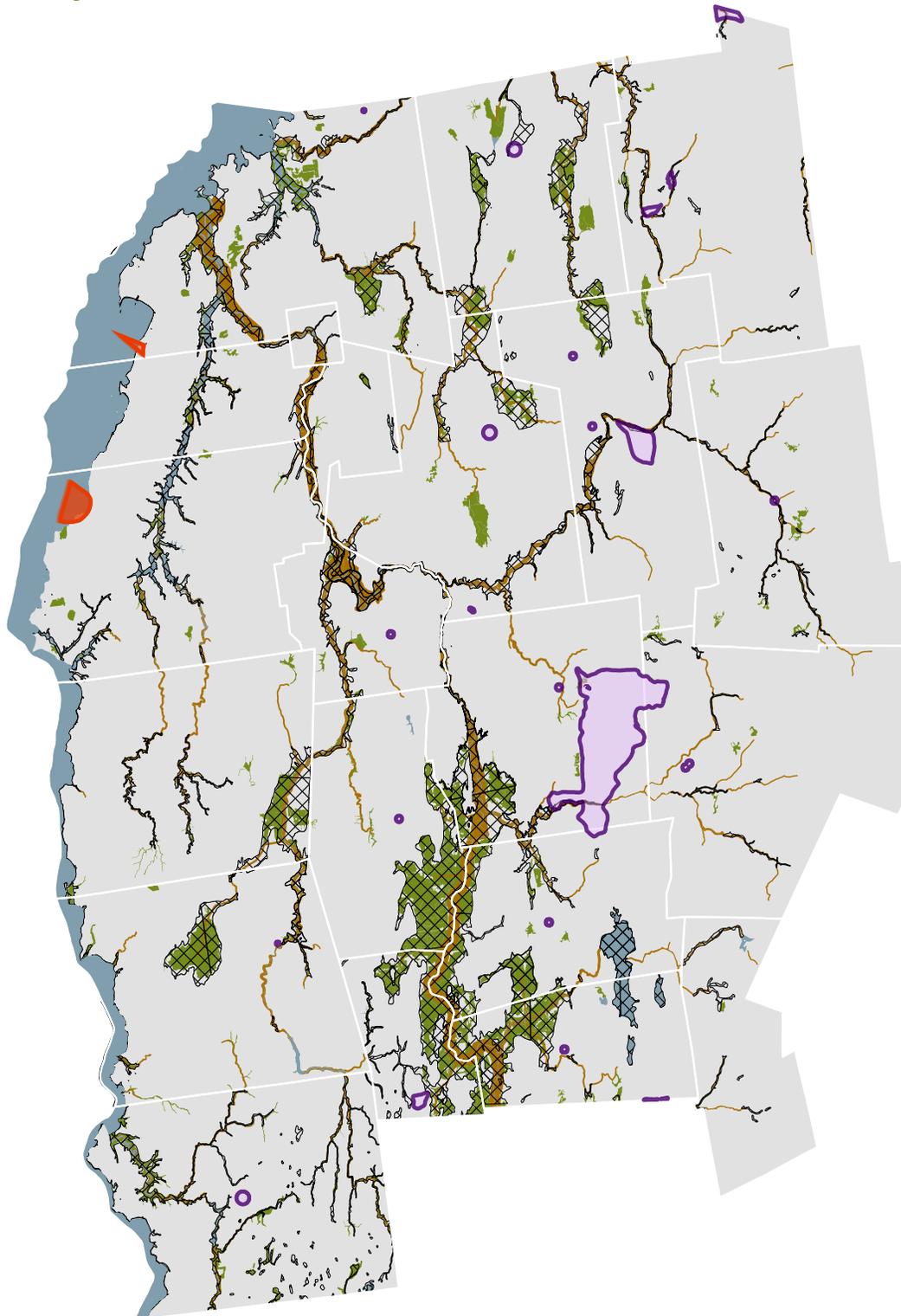
Figure 1: Substantial Regional Resources



- | | | |
|--|-------------------------|-------------------------------------|
| Deer Wintering Area | Clayplain Forest | Aggregate Resource Potential |
| Rare, Threatened, and Endangered Species | Conserved State Lands | Sand |
| Significant Natural Community | Conserved Federal Lands | Sand and Gravel |

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Figure 2: Substantial Regional Natural Resources



 FEMA Floodplain

 Major Surface Waters

 River Corridor

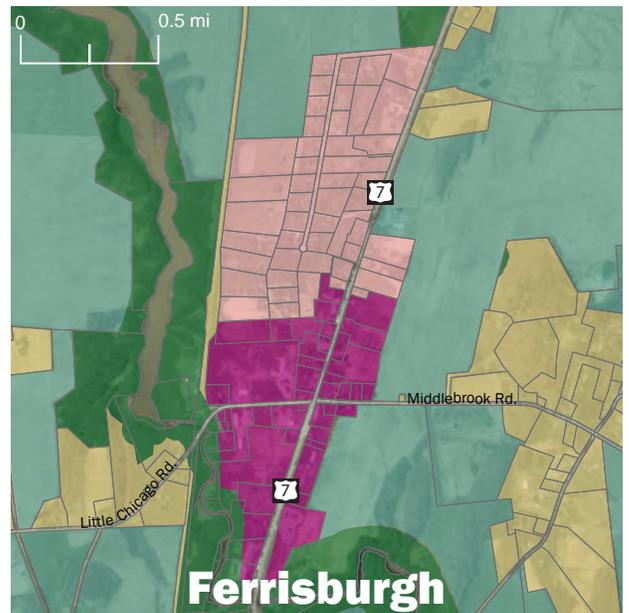
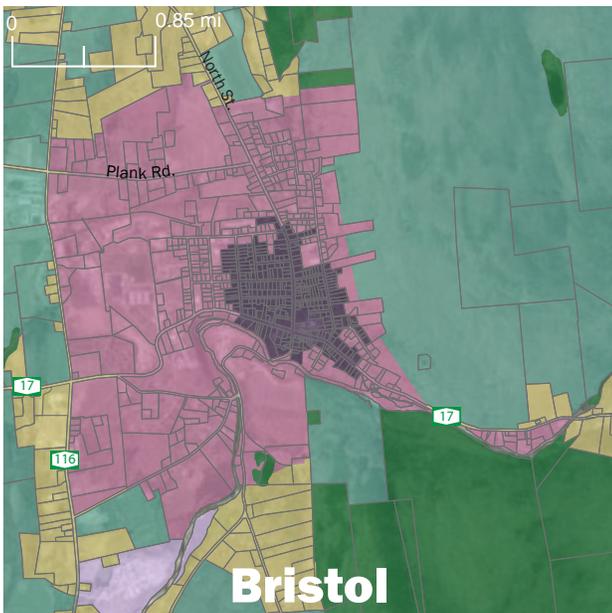
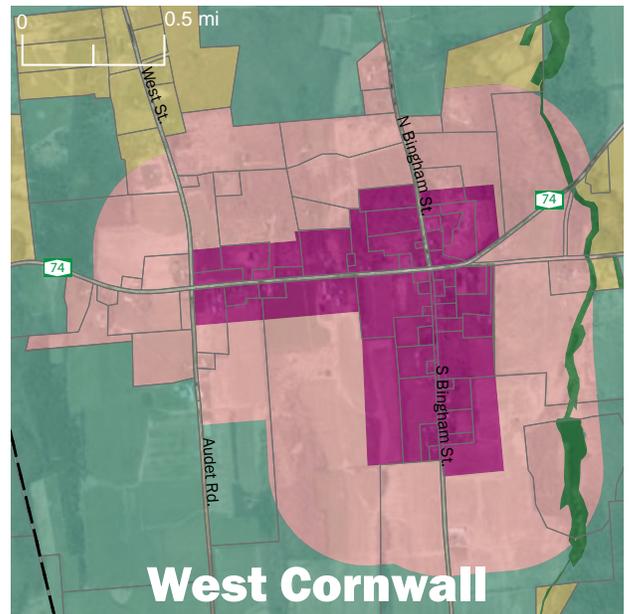
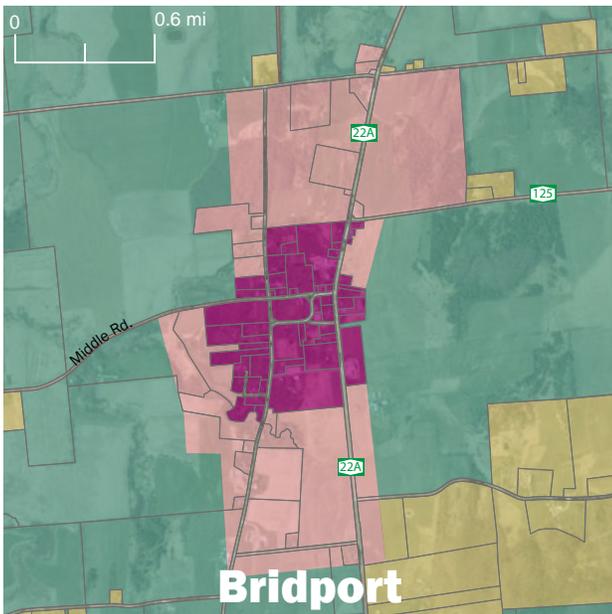
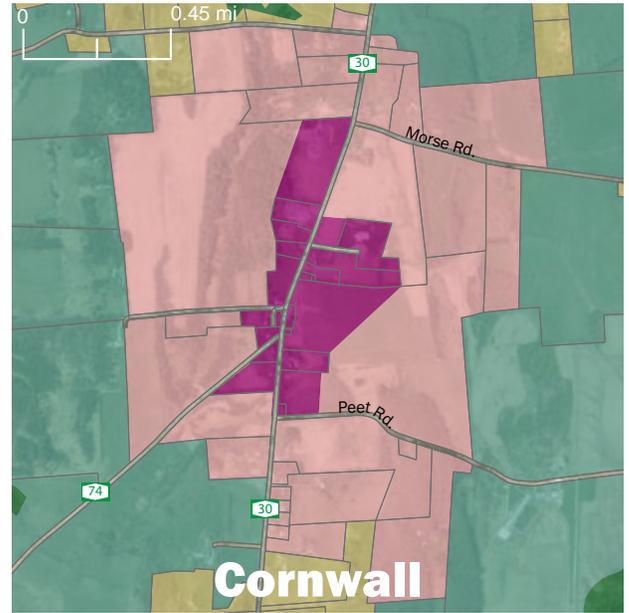
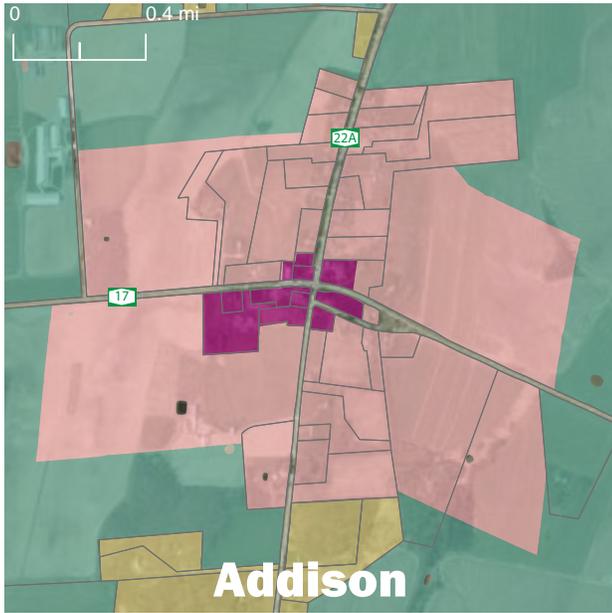
 Class I & II Wetlands
≥20 Acres

 Surface Water Source
Protection Area

 Groundwater Source
Protection Area

Regionally Significant Resource- Land	Description	Map Data Source
Conserved Federal Lands		
USFS National Forest Land	GMNF-managed land, Including Wilderness Areas	Forest Service National Map Dataset, VCGI VT Wilderness Areas
Conserved State Lands		
VT State Parks	State-managed land within Kingsland Bay, Button Bay, D.A.R., Branbury State Parks land boundaries	VCGI VT Data - Vermont Protected Lands Database
Wildlife Management Areas	Cornwall Swamp, Dead Creek, East Creek, Lemon Fair, Lewis Creek, Little Otter Creek, Lower Otter Creek, Pond Woods, Snake Mountain	VCGI VT Data - Vermont Protected Lands Database
Historic Sites	DAR John Strong Mansion Museum, Chimney Point State Historic Site, Mount Independence Historic Site	VCGI VT Data - Vermont Protected Lands Database
Rare, Threatened, Endangered Species	Rare, Threatened, and Endangered Plant and Animal Species included in database maintained by the Vermont Natural Heritage Inventory (VNHI).	Vermont Natural Heritage Inventory (VNHI), VT ANR Atlas
Significant Natural Communities	“Natural Communities recorded as, S1 (Very Rare): Extremely uncommon, with generally 1-5 high-quality occurrences in Vermont. S2 (Rare): Uncommon, with a small number of sites or limited total area in the state- includes Clay Plain forest”	VT ANR Atlas
Deer Wintering Areas	Potential deer-wintering habitat areas identified by VFWD District Biologists in 2010, areas more than 20 acres and below 2,000 feet elevation, generally characterized by rather dense softwood (conifer) cover, such as hemlock, balsam fir, red spruce, or white pine, occasionally mixed forest with a strong softwood component or west-facing hardwood slopes in conjunction with softwood cover.	VT ANR Atlas
Aggregate Resource Potential	Sand, Sand and Gravel areas with potential aggregate resources derived from U.S. Geological Survey (USGS) sources.	VT ANR Atlas
Regionally Significant Resource- Water	Description	Map Data Source
Major Lakes & Ponds (>20 acres)	Lake Champlain, Lake Dunmore, Bristol Pond, Richville Pond, Cedar Lake, Silver Lake, Fern, Sugar Hill Reservoir, Johnson Pond, Mud Pond, Spruce Pond	VT ANR Atlas
Major Rivers	Otter Creek, Lemon Fair, Dead Creek, Lewis Creek, Middlebury River, New Haven River, Little Otter Creek	VT ANR Atlas
Source Protection Areas	Ground Water source protection areas for active groundwater intake sources: Middlebury Water Dept, East Middlebury Fire Dept., BristolWater Dept., Whiting Water Corp., Starksboro Village Water Coop., and various Mobile Home Parks and Schools	VT ANR Atlas
	Surface Water Source Protection Area for active surface water intake of TriTown Water and future water intakes	VT ANR Atlas
Wetlands		
Class I Wetlands	Beaver Meadows wetland (NW Ripton), with 400 foot buffer zone, and wetlands petitioned for this Class designation in the future	Vermont State Wetland Inventory, VT ANR Atlas
Class II Wetlands (> 20ac)	Cornwall Swamp, Leicester-Salisbury Swamp, Shoreham Swamp, and all other wetlands over 20 acres	Vermont State Wetland Inventory, VT ANR Atlas
River Corridors	Meander and buffer areas identified for Large Rivers (>2.0 mile square watershed)	State River Corridor (2019), VT ANR Atlas
FEMA Special Flood Hazard Areas	1% annual chance Floodplains (aka 100-year floodplains) as mapped by FEMA/USGS on Flood Insurance Rate Maps	FEMA FIRMS as digitized under contract to ACRPC, 2008 [Anticipated USGS update to digital FIRMS in 2028]

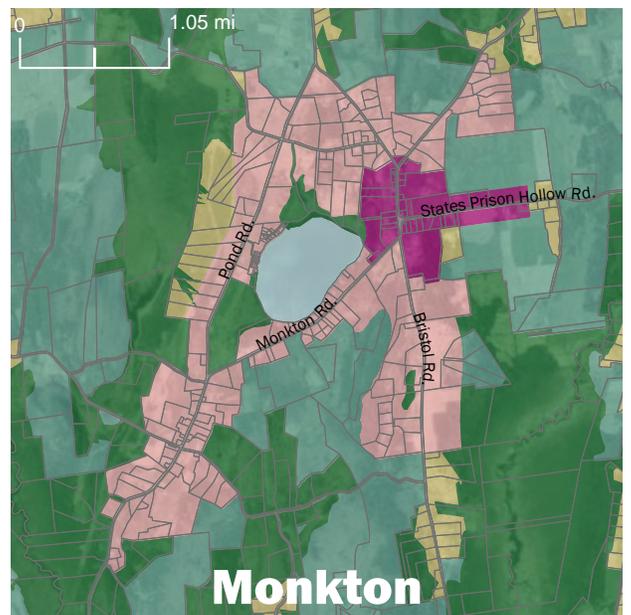
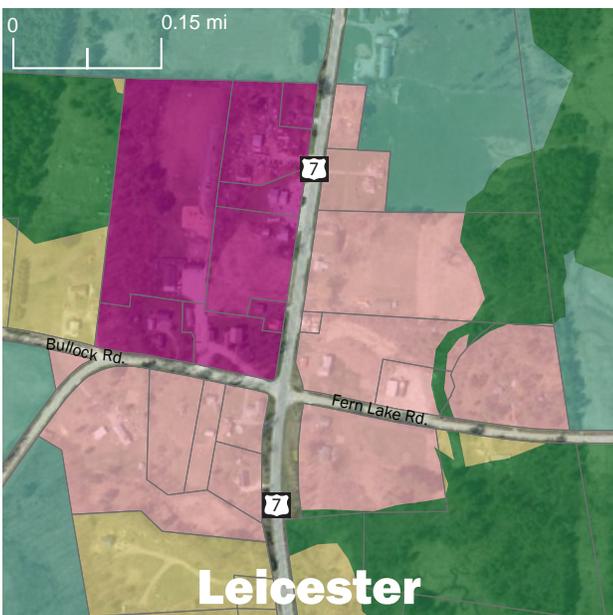
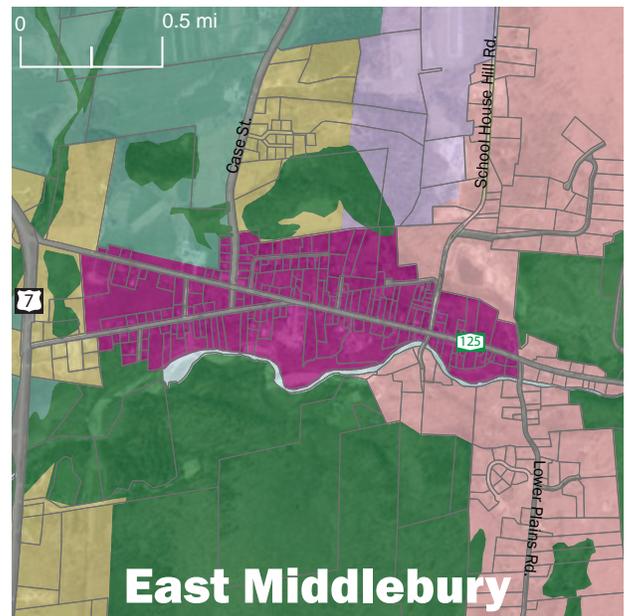
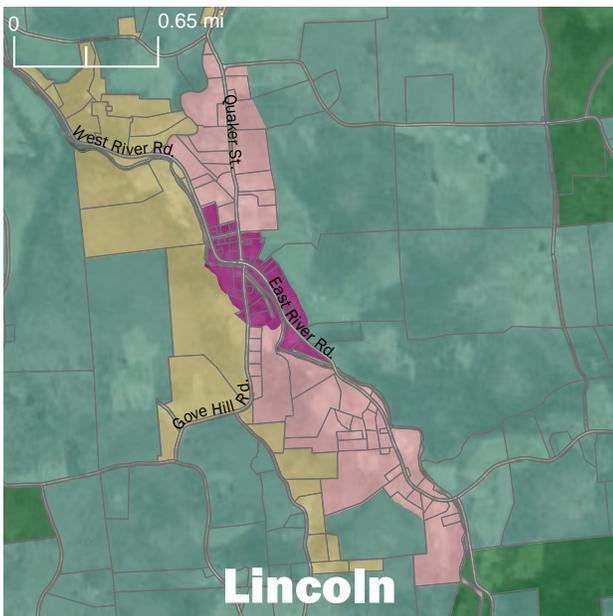
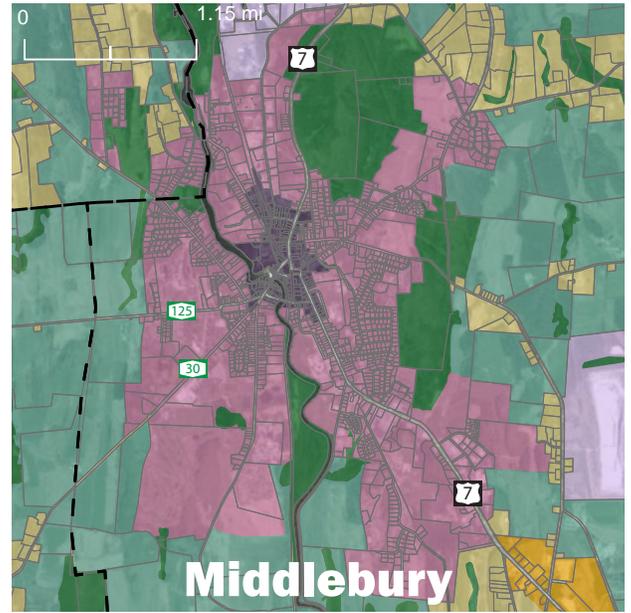
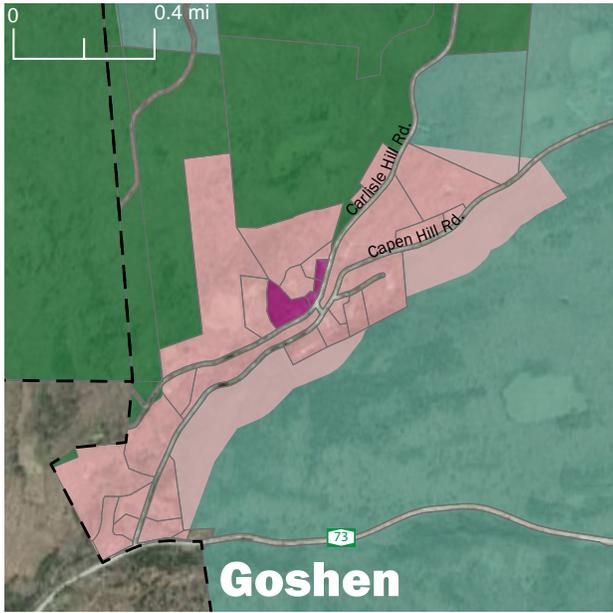
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FUTURE LAND USE MAPS BY MUNICIPALITY

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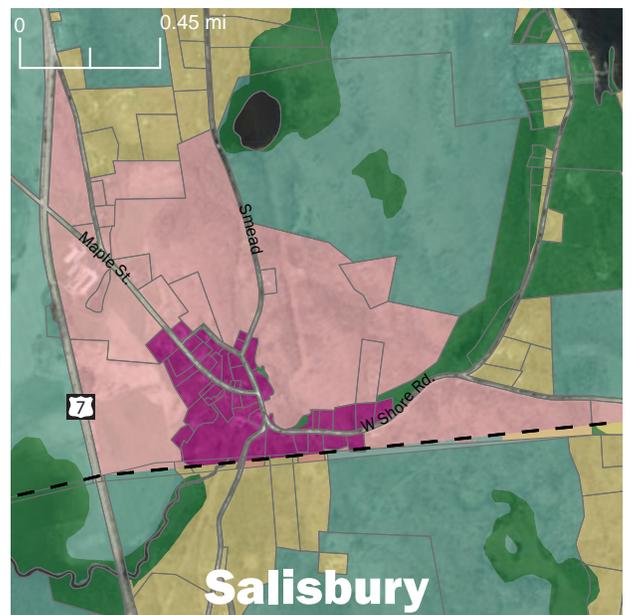
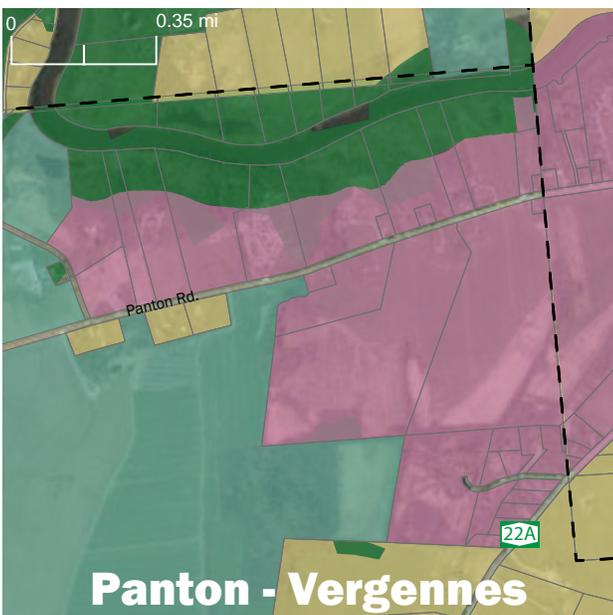
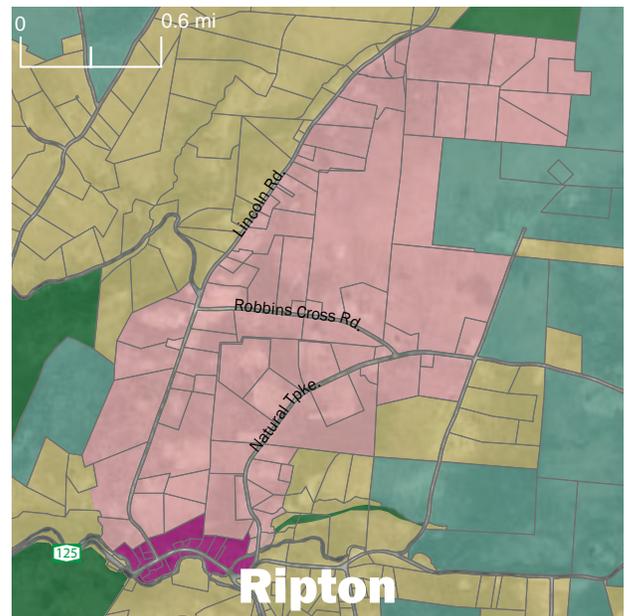
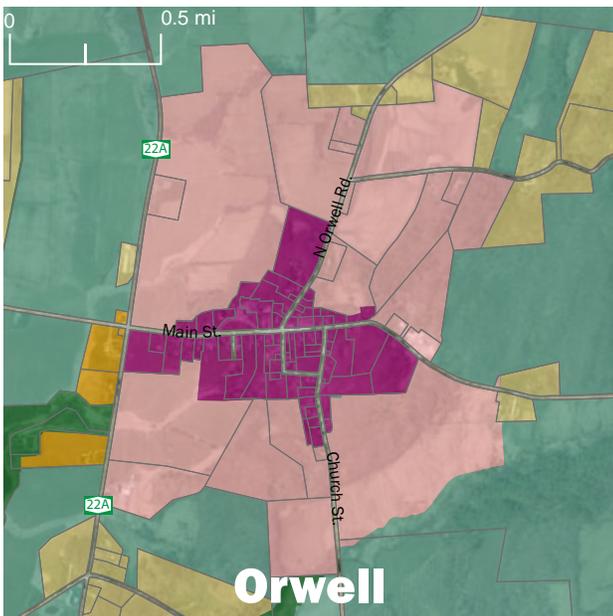
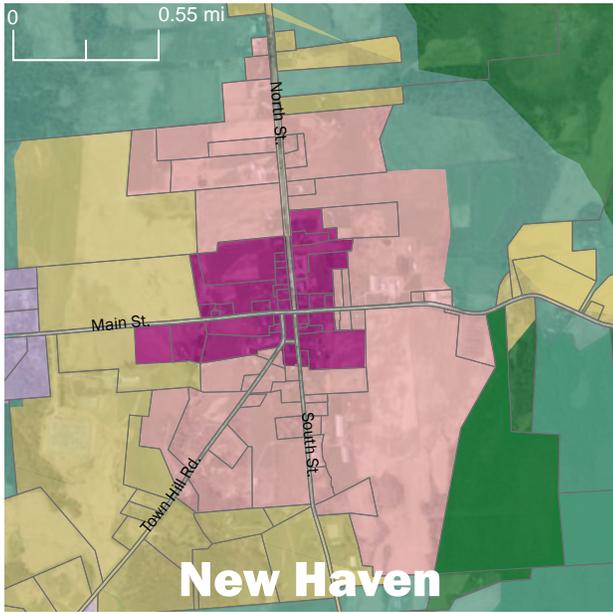
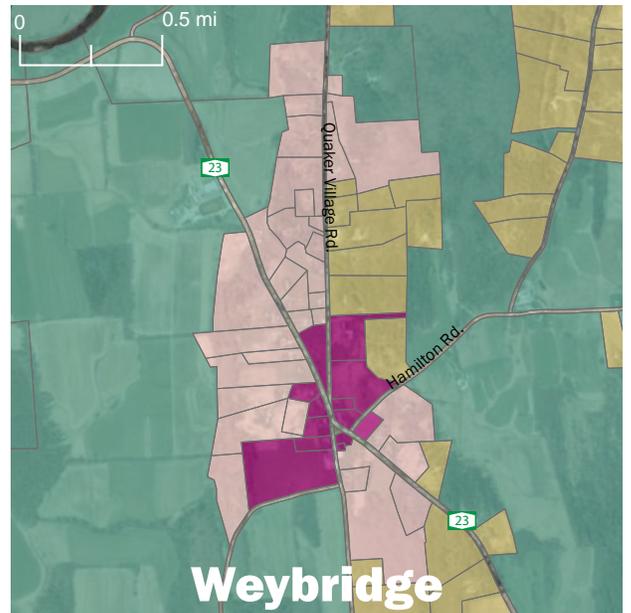
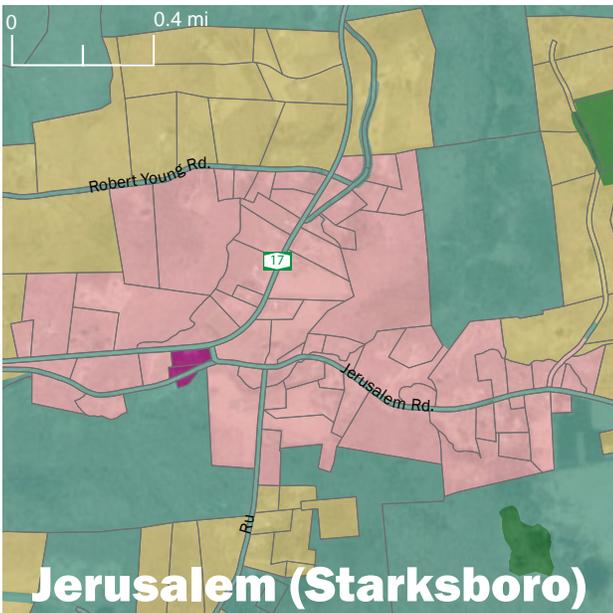
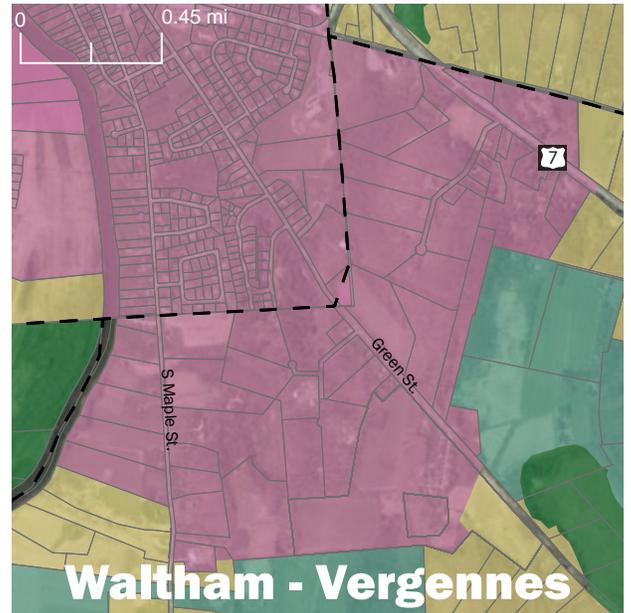
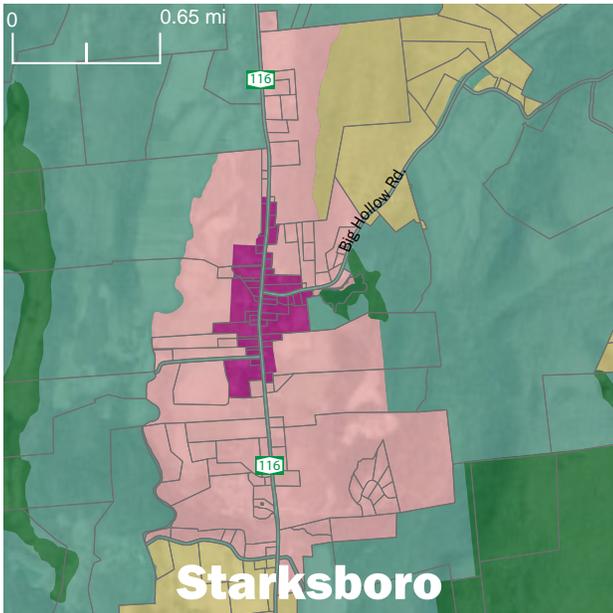
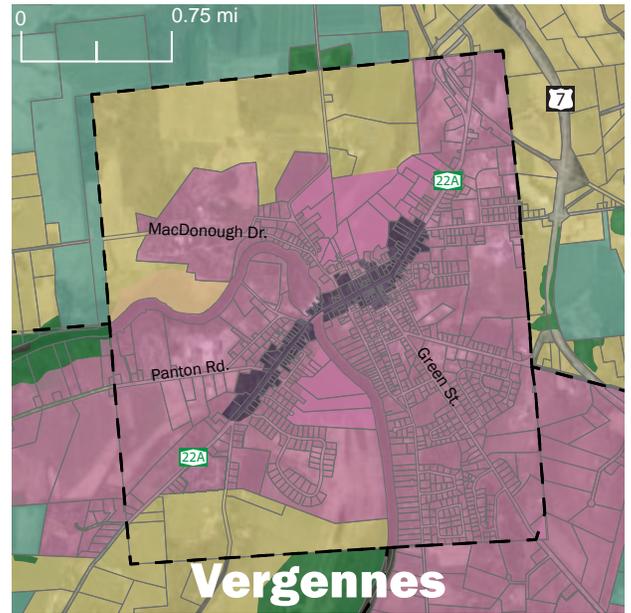
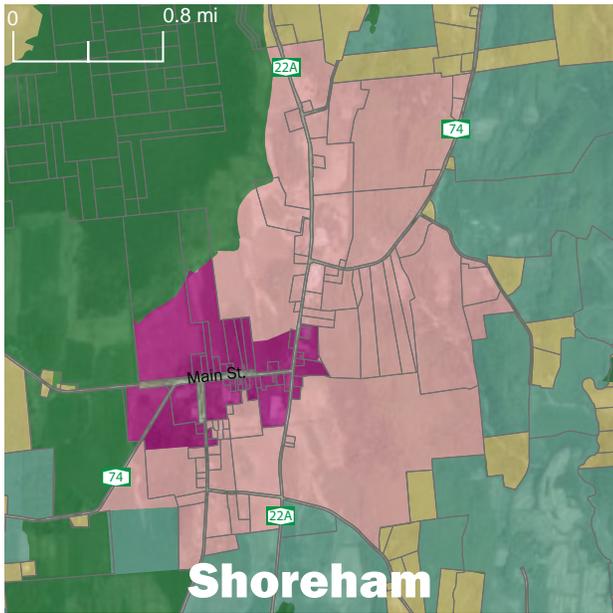


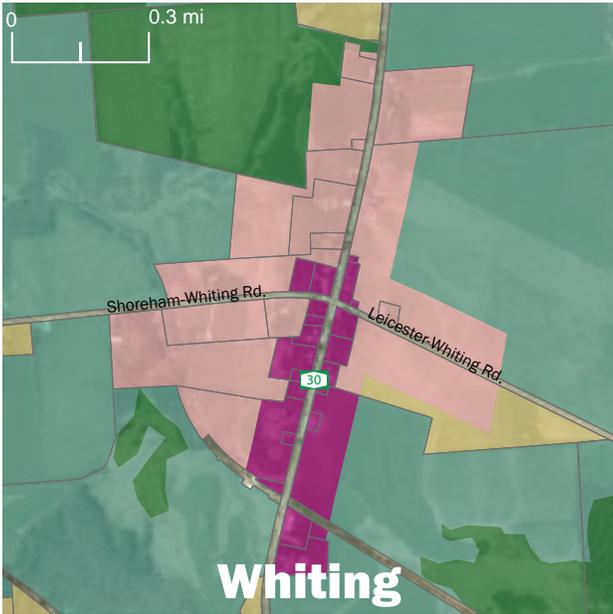
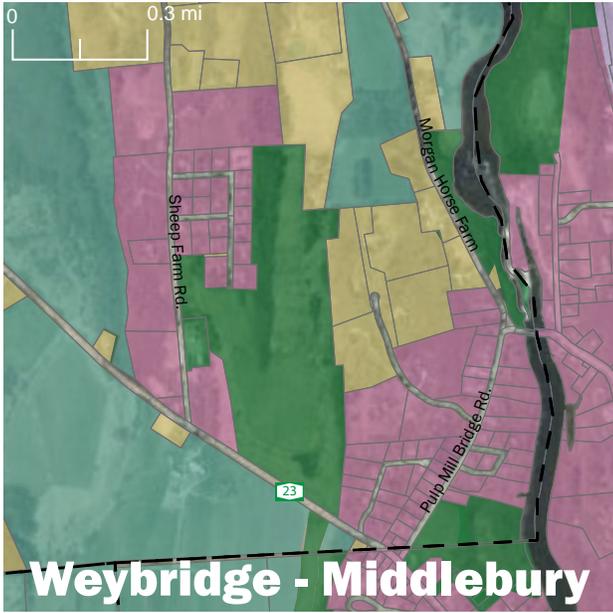
FIGURE LAND USE MAPS BY MUNICIPALITY

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Title 4302(c) subdivision 2791(13) states:**(13) “Smart growth principles” means growth that:**

- a) Maintains the historic development pattern of compact village and urban centers separated by rural countryside.
- b) Develops compact mixed-use centers at a scale appropriate for the community and the region.
- c) Enables choice in modes of transportation.
- d) Protects the State’s important environmental, natural, and historic features, including natural areas, water quality, scenic resources, and historic sites and districts.
- e) Serves to strengthen agricultural and forest industries and minimizes conflicts of development with these industries.
- f) Balances growth with the availability of economic and efficient public utilities and services.
- g) Supports a diversity of viable businesses in downtowns and villages.
- h) Provides for housing that meets the needs of a diversity of social and income groups in each community.
- i) Reflects a settlement pattern that, at full build-out, is not characterized by:
 - i. scattered development located outside compact urban and village centers that is excessively land consumptive;
 - ii. development that limits transportation options, especially for pedestrians;
 - iii. the fragmentation of farmland and forestland;
 - iv. development that is not serviced by municipal infrastructure or that requires the extension of municipal infrastructure across undeveloped lands in a manner that would extend service to lands located outside compact village and urban centers;