



SUMMARY: REGIONAL PLAN APPROVAL CRITERIA FOR ADDISON COUNTY REGIONAL PLANNING COMMISSION

This summary and the pages that follow document how the Addison County Regional Planning Commission plan dated January 23, 2026, meets the requirements for approval by the Land Use Review Board. Per 24 V.S.A. § 4348(h)(4), the Land Use Review Board (LURB) will approve the regional plan upon finding that the regional plan meets the following requirements:

- (A) Consistency with the State planning goals as described in Section 4302 of Chapter 117 with consistency determined in the manner described under subdivision 4302(f)(1) of this chapter.
- (B) Consistency with the purposes of the regional plan established in section 4347 of chapter.
- (C) Consistency with the regional plan elements as described in section 4348a of this chapter, except that the requirements of section 4352 of this chapter related to enhanced energy planning shall be the under the sole authority of the Department of Public Service.
- (D) Compatibility with adjacent regional planning areas in the manner described under subdivision 4302(f)(2) of this chapter.

In addition, the LURB conducts regional plan map review following the requirements of 10 V.S.A. § 6033. This approval may happen separately from regional plan approval.

Plan Consistency & Compatibility

As used in Chapter 117, “consistent with the goals” requires substantial progress toward attainment of the goals established in this section, unless the planning body determines that a particular goal is not relevant or attainable. If such a determination is made, the planning body shall identify the goal in the plan and describe the situation, explain why the goal is not relevant or attainable, and indicate what measures should be taken to mitigate any adverse effects of not making substantial progress toward that goal. The determination of relevance or attainability shall be subject to review as part of a consistency determination under this chapter.” 24 V.S.A. § 4302(f)(1).

“...for one plan to be “compatible with” another, the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan. If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if” it meets certain criteria listed in 24 V.S.A. § 4302(f)(2).

The following checklists summarize how the ACRPC's plan meets the requirements above. Further details regarding how the plan and map meet the various requirements are on the following pages.

A. Consistency - State Planning Goals: § 4302

Goal	Met	Not Met
1 Development Pattern	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Economy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3 Education	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4 Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5 Natural and Historic Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6 Quality of Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7 Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8 Recreation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9 Agriculture and Forest Industries	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10 Use of Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11 Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12 Public Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13 Child Care	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14 Flood Resilience	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15 Environmental Benefits and Burdens	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B. Consistency – Regional Plan Purposes § 4347

Element	Met	Not Met
Is the plan consistent with the purposes of the Regional Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

C. Consistency - Required Elements § 4348a

Element	Met	Not Met
1 Statement of Policies to Guide Development	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Natural Resources and Working Lands	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3 Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4 Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5 Utility and Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6 Implementation Program	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7 Development Trends	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8 Housing Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9 Economic Development	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10 Flood Resilience	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11 Future Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Compatibility – Adjacent Regional Planning Areas § 4302(f)(2)

Element	Met	Not Met
Is the plan consistent with the plans of adjacent regional planning areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Mapping – Future Land Use Areas

Element	Met	Not Met
Does the plan's Future Land Use Map delineate areas following the required mapping process and standards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PLAN AND PLANNING PROCESS OVERVIEW

OUTREACH AND NOTIFICATION

The following summarizes outreach and notice as required by 24 V.S.A. § 4348, Adoption of a Regional Plan.

Outreach and Notification Timelines	Complete	Actual or anticipated date(s)
Throughout the planning process, the RPC has solicited the input of member municipalities, local residents, and organizations (24 V.S.A. § 4348(a))	<input checked="" type="checkbox"/>	February 2025 - Ongoing
60 days before first RPC hearing: Send draft regional plan to LURB (24 V.S.A. § 4348(b))	<input type="checkbox"/>	1/26/26
At least 30 days before first RPC hearing, plan and accompanying documentation sent to state and regional partners ((24 V.S.A. § 4348(d)(1))	<input type="checkbox"/>	3/1/26
At least 30 days before first RPC hearing, RPC provides member municipalities with description of map changes, Tier 1B info, designation info (24 V.S.A. § 4348(d)(2))	<input type="checkbox"/>	3/1/26
RPC holds at least two public hearings (24 V.S.A. § 4348(c))	<input type="checkbox"/>	4/8/26 and 6/10/26
Regional Plan adoption by regional planning commission (24 V.S.A. § 4348(g))	<input type="checkbox"/>	7/8/26
Within 15 days following adoption, RPC submits regionally adopted plan to LURB for determination compliance (24 V.S.A. § 4348(h)(1))	<input type="checkbox"/>	7/23/26

See 24 V.S.A. § 4348(f) for information on amendments to the plan during this process.

COMMUNITY OUTREACH AND MEANINGFUL PARTICIPATION IN PLAN DEVELOPMENT

24 V.S.A. § 4348 calls on Regional Planning Commissions to "allow for meaningful participation" in the adoption and amendment of a regional plan. Meaningful participation is defined in 3 V.S.A. § 6002. This section reports on the community outreach efforts undertaken for this plan's development that advance meaningful participation, including information about engagement of

Environmental Justice Focus populations, also defined in 3 V.S.A. § 6002. Document outreach efforts in this section. Please include information about the outreach strategy, how the RPC sought to reach Environmental Justice Focus populations, and the results of these efforts. This section may include a list or table summarizing outreach activities undertaken in the development of this plan.

The Addison County Regional Planning Commission began public outreach for the 2026 Amendment of the Addison County Regional Plan in early February 2025. As part of this process, ACRPC staff worked to reach Environmental Justice Focus populations through the following efforts:

- ACRPC Staff attended the "Vermont Commission on Native American Affairs Training" sessions.
- ACRPC's online map of the draft Future Land Use (FLU) areas and comment function was made available with English, Spanish, and French translation options to increase accessibility.
- ACRPC focused on Libraries, a free, accessible, and community-based location for outreach events to meet people where they live.
- Outreach to the Champlain Valley Farmer's Coalition and ACORN, Addison County Relocalization Network to reach farmers and farm workers, for informational sessions.
- Utilized Health Equity funding to provide stipends to priority population individuals to participate in Porter Medical's Community Health Needs Assessment survey.
- Promoted outreach events at the Addison County Fair to reach a broad population base focused on agriculture.
- Attended farmers markets in Vergennes and Middlebury communities in the Region with priority populations to meet people where they live and access smaller-scale farmers and farm workers.

In accordance with the requirements of 24 V.S.A. § 4348, the Addison County Regional Planning Commission has conducted meaningful public engagement through the following actions, informing the 2026 Regional Plan and development of the Act 181 future land use areas:

1. **Provide public with information regarding the basics of Act 181, land use planning, municipal planning and how it may affect municipalities and citizens**
 - a. Public audience:
 - i. Held a public informational, on-line and in-person, outlining the Act 181 legislation, the new Future Land Use mapping and methodology, and Tier 1a and 1b Act 250 permitting exemptions.
 - ii. Developed a specific web page hosting Act 181 information and materials.
 - iii. Created and distributed easy-to-read flyers specific containing an overview of Act 181, future land use mapping, regional Housing Targets, and a community outreach calendar.
 - iv. Publicized information in all municipalities' Front Porch Forum.

- v. Publicized in partner newsletters and the local newspaper, The Addison Independent.
- vi. Encouraged municipal planning commissions to reach out to local audiences including EJ populations in their communities to attend meetings.

b. Municipal officials:

- i. Communicated with every planning commission in the Region and joined planning commissions for 1 to 3 meetings each.
- ii. Created and distributed Tier 1B Next Step flyer in addition to the website and flyers noted for the public audience.
- iii. Publicized in ACRPC newsletter.

2. **Provide opportunities to welcome discussion, responses, questions, comments, and conversations.**

a. Public audience:

- i. On July 14, 2025, ACRPC published an online map of the draft Future Land Use (FLU) areas and opened a public comment period through December 15, 2025. In order to increase accessibility for environmental justice focus populations, the map was made available with English, Spanish, and French translation options. The map was publicized through the ACRPC website, newsletter, and Front Porch Forum, and was also shared directly with town planning officials. The interactive map allowed interested parties to place points and attach location-specific comments. In total, 83 comments were submitted.

Most comments focused on refining FLU boundaries (e.g., “consider the eastern/upper portion of the parcel along James Road for inclusion in the Village Area”). A substantial number of comments identified conserved lands that were not captured in the VCGI Conserved Lands Database (e.g., “I believe this property is owned by and conserved by the Vermont Land Trust. Contact the VLT forester”). The remaining comments primarily provided local knowledge to inform future land use decisions (e.g., “The Ledges in Cornwall is a unique ecological area and would be best classified as Rural Conservation”).

- ii. Hosted the following public events:
 - 1. Kick off meeting and 3 open houses at the ACRPC office;
 - 2. 11 tabling events at local libraries;
 - 3. 5 tabling events at:
 - a. 2 farmers' markets;
 - b. 1 regional harvest festival;

- c. 1 regional Farm and Field Days; and
 - d. 1 regional energy fair.
 - b. Municipal officials:
 - i. Posted and shared the interactive online map mentioned above.
 - ii. Hosted the following events for municipal officials:
 - 1. Regional kick off meeting;
 - 2. VLCT selectboard regional meeting; and
 - 3. Multiple ACRPC monthly meetings (presenting different subjects at each meeting) which were warned public meetings allowing interested municipal officials and community members to attend.
- 3. **Discuss feedback to incorporate vetted ideas, changes, and/or concerns re: FLU mapping and housing targets.**
 - a. Public audience:
 - i. Comments to the interactive online map were reviewed by ACRPC GIS staff and planners. Comments that could be mapped according to the FLU Mapping Standards were incorporated into the draft FLU map and presented to municipal officials for review.
 - ii. Members of the public could schedule an appointment or stop by to discuss any topic related to this process.
 - b. Municipal officials:
 - i. Comments to the interactive online map were reviewed by ACRPC GIS staff and planners. Comments that could be mapped according to the FLU Mapping Standards were incorporated into the draft FLU map and presented to municipal officials for review.
 - ii. ACRPC staff attended, presented, and received/discussed feedback at 40 individual public meetings with Planning Commissions
- 4. **Work together with municipalities regarding FLU mapping.**
 - a. Municipal officials: ACRPC staff continued communications with municipal officials (via 2nd/3rd/4th public meetings, email, or in person) regarding fine-tuning of town-specific FLU maps.
- 5. **Provide all information to municipalities to assist with their decision-making, specific to opting-in to Tier 1B or applying to Tier 1A.**
 - a. Municipal Officials: ACRPC staff provided information on the Tier 1 options, process, and benefits via multiple direct emails to Selectboards/City Council, phone calls, and meetings.

NEW TIER 1B REQUESTS

With this application, Addison County Regional Planning Commission is requesting Tier 1B area approvals for portions of the following municipalities: Addison, Bridport, Bristol, Cornwall, Ferrisburgh, Goshen, Leicester, Middlebury, Monkton, New Haven, Orwell, Panton, Ripton, Shoreham, Starksboro, Vergennes, Waltham, Weybridge, Whiting. These Tier 1B area requests are documented in the attached memo.

PART A – CONSISTENCY WITH STATE PLANNING GOALS

Per 24 V.S.A. § 4348(h)(4), for the Land Use Review Board to issue a determination of plan compliance, it must find that the plan is consistent with the State planning goals as established in 24 V.S.A. § 4302. Describe plan compliance below.

In this section, please provide detailed information about how the plan meets the general and specific goals outlined in 24 V.S.A. § 4302(b) and § 4302(c).

4302(b) – GENERAL GOALS

- (1) To establish a coordinated, comprehensive planning process and policy framework to guide decisions by municipalities, regional planning commissions, and State agencies.
- (2) To encourage citizen participation at all levels of the planning process, and to assure that decisions shall be made at the most local level possible commensurate with their impact.
- (3) To consider the use of resources and the consequences of growth and development for the region and the State, as well as the community in which it takes place.
- (4) To encourage and assist municipalities to work creatively together to develop and implement plans.

Page Numbers:

Please see the Plan Introduction Chapter which includes the following subsections:

- Introduction to the Regional Plan
- How to Use this Plan
- Chapter Summary Pages 1-8

Chapter 10: Equity, Benefits and Burdens

Chapter 8: Land Use page 14.

Narrative:

- (1) The Addison County Regional Plan was developed following statutory requirements in Title 24, Section 4348a and serves multiple audiences including municipalities, regulatory tribunals, and the public. ACRPC's planning process involved coordination with member municipalities through committee work, with "numerous committees, delegates, alternates, citizens, technical advisors, and staff" contributing to the plan's development. The Plan provides a comprehensive policy framework across all required elements— natural resources, energy, transportation, infrastructure, housing, economic development, flood resilience, and future land use—with each chapter containing policies, objectives, and actions that guide both regional and municipal decision-making. Finally, the summary page for each element provides the broad "Statement of Policy" and "Implementation Actions" that guide the Region's intended implementation of the Plan.

- (2) ACRPC conducted "robust public outreach" in response to Act 181 of 2024, with "delegates, alternates, and staff committing hundreds of hours to engaging a broad cross-section of the Region's population". The Commission is "composed of delegates and alternates that are appointed to represent each of our 21 member municipalities," with representation reflecting population to ensure all communities have voice in regional planning. ACRPC's equity commitments include developing "community engagement practices that emphasize openness to questions and comments, promote transparency... demand civility to all groups and individuals, and provide equal opportunity for all groups and individuals to participate".
- (3) This Plan assesses the impact of resource use and the consequences of growth and development in Chapter 10: Equity, Benefits and Burdens. The Plan establishes goals, objectives, and actions in response to that assessment across all chapters, with particular attention applied to Chapter 9: Future Land Use Goal 1, Objective 1: "Concentrate residential and commercial development in designated downtowns, village centers, and growth areas in accordance with smart growth principles." Actions a-c.
- (4) ACRPC provides ongoing technical assistance to its 21 member municipalities through planning expertise, grant writing, and regional coordination. The Plan's Implementation Actions identify specific collaborative strategies which reflect the structured intent to encourage collaboration throughout this plan. These include working "with municipalities to understand housing needs, identify growth opportunities, [and] apply for grants", and facilitating "regional coordination among educational institutions, municipalities, and organizations to strengthen shared facilities". ACRPC's Transportation Advisory Committee guides regional planning efforts and establishes priorities with state agencies and municipalities, exemplifying the intermunicipal collaboration framework that enables small towns to "access resources and solutions otherwise beyond their reach". Further, the impact of this Plan on neighboring regions and municipalities is assessed in Chapter 9: Compatibility to ensure municipal collaboration is supported across regional boundaries.

4302(c) – SPECIFIC GOALS

Goal 1: To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

- (A) Intensive residential development should be encouraged primarily in downtown centers, village centers, planned growth areas, and village areas as described in section 4348a of this title, and strip development along highways should be avoided. These areas should be planned so as to accommodate a substantial majority of housing needed to reach the housing targets developed for each region pursuant to subdivision 4348a(a)(9) of this title.
- (B) Economic growth should be encouraged in locally and regionally designated growth areas, employed to revitalize existing village and urban centers, or both.
- (C) Public investments, including the construction or expansion of infrastructure, should reinforce the planned growth patterns of the area.
- (D) Development should be undertaken in accordance with smart growth principles as defined in subdivision 2791(13) of this title.

Page Numbers: Plan Introduction Summary pages; 1, 5 and 8. Natural Resources Chapter 1, pages 1-35, Population and Housing Chapter 5, pages 1-31, Economic Development Chapter 6, pages 1-15 and Future Land Use Chapter 8, pages 5-14.

Narrative:**The Following Goals, Objectives and Actions address 4302 (c) Goal 1 (A):**

- Future Land Use Goal 1, Objective 1: “Concentrate residential and commercial development in designated downtowns, village centers, and growth areas in accordance with Smart Growth Principles.” Actions a-b,
- Housing Goal 1, Objective 1: “Explore and promote changes to municipal regulations and policies that support housing and mixed-use development in Village Centers, Downtowns and areas planned for growth, as per Act 181.” Actions a-c
- Natural Resources Goal 6, Objective 1: “Keep agricultural land and forested lands in profitable and productive use to maintain a critical part of the region’s scenic resources.” Actions a-b

In the Land Use Chapter, the discussion of Transitional Areas outlines strategies to avoid strip development and promote new and expanded housing in active community centers, connected and walkable to existing Downtown and Village Centers.

The Following Goals, Objectives and Actions address 4302 (c) Goal 1 (B):

- Future Land Use Goal 1, Objective 1- “Concentrate residential and commercial development in designated downtowns, village centers, and growth areas in accordance with Smart Growth Principles.” Action c.
- Economic Development Goal 3, Objective 4-Expand critical water and wastewater infrastructure in existing villages to support development. Businesses in the Region play an active role in planning and, when appropriate financing the expansion.” Action b.

The Following Goals, Objectives and Actions address 4302 (c) Goal 1 (C):

- Land Use Goal 1, Objective 2: “Invest in public infrastructure that reinforces and supports compact settlement patterns in growth centers and villages.” Actions a-b
- Housing Goal 1, Objective 4: “Expand water and wastewater infrastructure capacity in rural villages to support housing development.” Actions a-c
- Economic Development Goal 3, Objective 4: “Expand critical water and wastewater infrastructure in existing villages to support development. Businesses in the Region play an active role in planning and, when appropriate financing the expansion.” Action b.

The Following Goals, Objectives and Actions address 4302 (c) Goal 1 (D):

- Land Use Goal 1, Objective 1: “Concentrate residential and commercial development in designated downtowns, village centers, and growth areas in accordance with Smart Growth Principles.” Actions a-c
Housing Goal 3, Objective 1: “Encourage housing developers to locate projects in existing village centers, on vacant “infill” lots, close to jobs, public transportation, and services.” Action a
- Energy Goal 6, Objective 3: “Encourage compact settlement patterns and conserve forest land as renewable resources.” Action a

In the discussion of the Future Land Use mapping process, page 5 of the Land Use Chapter, Smart Growth Principles are cited as a guide for future development in the Region. The full list of Smart Growth Principles can be found in the Future Land Use Appendix.

Goal 2: To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.

Page Numbers: Plan Introduction Summary pages; 6 and 8. Economic Development Chapter 6, pages 1-15, Future Land Use Chapter 8, pages 14 and Natural Resources Chapter 1. pages 31-32

Narrative:

The Following Goals, Objectives and Actions address 4302 (c) Goal 2:

Economic Development Goal 1, Objective 2: “Ensure local residents have access to responsive, high-quality workforce training aligned with employer needs, through strong partnerships with regional training providers.” Action a-b,
 Objective 3: “Increase workforce participation among historically underrepresented groups by connecting them with meaningful employment opportunities in key local sectors.” Action a.

- Economic Development Goal 2, Objective 1: “Entrepreneurs experience low barriers to launching a business and receive easy access to technical assistance and financing.” Action a.
- Economic Development Goal 4, Objective 1: “A commitment to equity among businesses, municipalities, and civic organizations ensures Addison County's high quality of life is enjoyed by all residents.” Action a.
- Land Use Goal 1, Objective 3: “Strengthen the economic connection between growth centers and the Region's working landscape.” Action a.
- Natural Resources Goal 3, Objective 4: “Support agricultural innovation and sustainable farming practices that increase productivity while protecting natural resources.” Actions a-b.
- Natural Resources Goal 4, Objective 3: “Recognize and maintain the diverse benefits provided to the public by forestland.” Action a.

Goal 3: To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.

Page Numbers: Plan Introduction Summary pages; 4 and 6, Community Infrastructure Chapter 4, pages 1-42.

Narrative:

The Following Goals, Objectives and Actions address 4302 (c) Goal 3:

- Community Infrastructure Goal 1, Objective 4: “Expand lifelong learning and vocational training opportunities through regional partnerships.” Actions a-b.

The Education Section in Chapter4, pages 36-39 discuss educational and vocational training opportunities in the Region.

- Economic Development Goal 1, Objective 2: “Ensure local residents have access to responsive, high-quality workforce training aligned with employer needs, through strong partnerships with regional training providers.” Action a-b.
- Community Infrastructure Goal 1, Objective 1: “Attract and retain healthcare, human service, and childcare providers to meet regional needs.” Action a.

Goal 4: To provide for safe, convenient, economic, and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.

- (A) Highways, air, rail, and other means of transportation should be mutually supportive, balanced, and integrated.

Page Numbers: Plan Introduction Summary page 3, Transportation Chapter 3, pages 1-26, Energy Chapter 2, Pages 20-22.

Narrative:

The Following Goals, Objectives and Actions address 4302 (c) Goal 4:

- Transportation Goal 1: Objective 1, “Support the Middlebury Airport's economic role through infrastructure investment and thoughtful implementation of improvements recommended in the 2021 VT Airport System Plan.” Action a. Objective 2: “Maintain the Region's access to safe and efficient water transportation for commerce and recreation.” Action a. Objective 3: “Improve rail infrastructure and encourage passenger and freight rail service where practical by working with VTrans to prioritize investments.” Action a.
- Transportation Goal 3: Objective 1, “Support alternative transportation infrastructure including public transit, ridesharing, carsharing, park and rides, and bicycle/pedestrian connections.” Action: a-c. Objective 2: “Develop bicycle and pedestrian connections between the Region's population centers with adequate travel space along significant routes.” Action a, Chapter 3 Appendix Materials.
- Energy Goal 4, Objective 2: “Reduce vehicle miles traveled and support the development of alternative transportation options.” Actions a-c.

Goal 5: To identify, protect, and preserve important natural and historic features of the Vermont landscape, including:

- (A) significant natural and fragile areas;
- (B) outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands;
- (C) significant scenic roads, waterways, and views;
- (D) important historic structures, sites, or districts, archaeological sites, and archaeologically sensitive areas.

Page Numbers: Plan Introduction Summary, page 1, Natural Resources Chapter 1, pages 1-36. Community Infrastructure Chapter 4, pages 15-16.

Narrative:

The Following Goals, Objectives and Actions address 4302 (c) Goal 5 (A):

- Natural Resources Goal 5, Objective 1: “Support a landscape-level approach to the conservation and enhancement of species diversity and natural community types.” Actions a-h.

Figure 2: Very Rare (s-1) Natural Communities Present in the Addison Region, page 21, illustrates and describes significant natural and fragile areas.

The Following Goals, Objectives and Actions address 4302 (c) Goal 5 (B):

- Natural Resources Goal 1: “To maintain, protect, and improve the quality and quantity of surface waters in the region.” Objectives 1-4 and all associated actions.

- Natural Resources Goal 2, Objective 1: “Maintain, protect, and enhance functions and values of groundwater systems including drinking water supplies, water for industry, commerce and agriculture, and recharge of surface water.” Actions a-c.

The Following Goals, Objectives and Actions address 4302 (c) Goal 5 (C):

- Natural Resources Goal 6, Objective 1: “Keep agricultural land and forested lands in profitable and productive use to maintain a critical part of the region's scenic resources.” Actions a-c. Objective 2: “Minimize adverse impacts on scenic views or areas of historic significance from development.” Actions a-b.

The Scenic Resources section of the Natural Resources Chapter, pages 22-23, discusses the evolution of the iconic landscape of the Region

- Transportation Goal 4, Objective 1: “Support land use patterns within the ACRPC Region that maintain the traditional pattern of densely populated villages and downtowns surrounded by open countryside.”

The enhancement and protection of “rural, scenic landscapes” is identified as a transportation goal, Chapter 4, page 1.

The Following Goals, Objectives and Actions address 4302 (c) Goal 5 (D):

- Community Infrastructure Goal 3, Objective 1: “Promote the preservation and adaptive reuse of historic and cultural resources.” Actions a-c.
- Natural Resources Goal 6, Objective 2: “Minimize adverse impacts on scenic views or areas of historic significance from development.” Actions a-b.

In Chapter 4, Community Infrastructure, a discussion of the Region’s archeological sites can be found on page 15. A discussion of historic sites and structures continues on pages 15-16.

Goal 6: To maintain and improve the quality of air, water, wildlife, forests, and other land resources.

- (A) Vermont's air, water, wildlife, mineral, and land resources should be planned for use and development according to the principles set forth in 10 V.S.A. § 6086(a).
- (B) Vermont's water quality should be maintained and improved according to the policies and actions developed in the basin plans established by the Secretary of Natural Resources under 10 V.S.A. § 1253.
- (C) Vermont's forestlands should be managed so as to maintain and improve forest blocks and habitat connectors.

Page Numbers: Plan Introduction Summary, page 1, Natural Resources Chapter 1, pages 1-36

Narrative:

The Following Goals, Objectives and Actions address 4302 (c) Goal 6 (A):

- Natural Resources Goal 7, Objective 1: “To maintain and improve the air quality characteristics of the Addison Region.” Actions a-d.
- Natural Resources Goal 8, Objective 1: “Protect sand and gravel deposits for future use and develop sites that would decrease transport costs, and wear and tear on the road network.” Actions a-c.
- Natural Resources Goal 5, Objective 1: “Support a landscape-level approach to the conservation and enhancement of species diversity and natural community types”. Actions a-i.

The Following Goals, Objectives and Actions address 4302 (c) Goal 6 (B):

- Natural Resources Goal 1, Objective 1: “Maintain, protect, and enhance functions and values of surface water systems.” Actions a-h.
- Natural Resources Goal 1, Objective 2: “Reduce pollutants entering rivers, streams, and lakes, including nutrients, sediment, and pathogens.” Actions a-b.
- Natural Resources Goal 3, Objective 3: “Encourage protection, enhancement, and sustainable stewardship of the quality of agricultural lands to minimize off-farm impacts.” Actions a-b.

The Following Goals, Objectives and Actions address 4302 (c) Goal 6 (C):

- Natural Resources Goal 4, Objective 2: “Encourage the conservation and maintenance/restoration of contiguous forests to conserve native biodiversity.” Actions a-b.
- Natural Resources Goal 5, Objective 1: “Support a landscape-level approach to the conservation and enhancement of species diversity and natural community types”. Actions a-i.

Goal 7: To make efficient use of energy, provide for the development of renewable energy resources, and reduce emissions of greenhouse gases.

- (A) General strategies for achieving these goals include increasing the energy efficiency of new and existing buildings; identifying areas suitable for renewable energy generation; encouraging the use and development of renewable or lower emission energy sources for electricity, heat, and transportation; and reducing transportation energy demand and single occupancy vehicle use.
- (B) Specific strategies and recommendations for achieving these goals are identified in the State energy plans prepared under 30 V.S.A. §§ 202 and 202b.

Page Numbers: Plan Introduction Summary page 2, and Energy Chapter 2, pages 1-22 and Chapter 2: Appendix Materials.

The Following Goals, Objectives and Actions address 4302 (c) Goal 7 (A):

- Energy Goal 2 (Thermal), Objective 1: "Demonstrate leadership by promoting energy efficiency in municipal buildings." Action a.
- Energy Goal 2 (Thermal), Objective 3: "Support weatherization efforts and optimize building design for energy conservation." Actions a-c.
- Energy Goal 2 (Electrical), Objective 1: "Support energy conservation and efficient use of electricity in buildings." Actions a-b.
- Energy Goal 5, Objective 2: "Support responsible siting and development of renewable energy resources." Actions a-b.
- Energy Goal 3, Objective 2: "Reduce vehicle miles traveled and support the development of alternative transportation options." Actions a-c.

The Following Goals, Objectives and Actions address 4302 (c) Goal 7 (B):

- Energy Goal 5, Objective 1: "Lead by example and encourage renewable energy generation." Action a.
- Energy Goal 3, Objective 1: "Support the development of electric vehicle infrastructure and promote EV adoption." Actions a-d.

[Note: ACRPC's Enhanced Energy Plan follows the 2024 Guidance for Regional & Municipal Enhanced Energy Planning Standards and aligns with State energy plans.]

Goal 8: To maintain and enhance recreational opportunities for Vermont residents and visitors.

- (A) Growth should not significantly diminish the value and availability of outdoor recreational activities.
- (B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.

Page Numbers: Plan Introduction Summary, page 4. Economic Development Chapter 6, pages 9, 15. Community Infrastructure Chapter 4, pages 20-21, 41. Natural Resources Chapter, pages 26-28, 35.

Narrative:

The Following Goals, Objectives and Actions address 4302 (c) Goal 8 (A):

- Economic Development Goal 4, Objective 2: Addison County's businesses, municipalities, and civic organizations work together to preserve and expand access to recreational and cultural amenities. Actions a-c.

The Recreational Resources Section of the Natural Resources Chapter, discusses balancing growth and recreational opportunities with a proactive, coordinated approach local land use development decisions.

The Following Goals, Objectives and Actions address 4302 (c) Goal 8 (B):

- Community Infrastructure Goal 3, Objective 3: "Expand and protect access to recreational resources and trail systems." Actions a-c.
- Natural Resources **Goal 9**, "To provide safe, accessible and sustainable recreation opportunities in the Addison Region that enhance public health, support local communities, and protect the region's natural and cultural resources" and all of the associated objectives and actions address this planning goal.

Goal 9: To encourage and strengthen agricultural and forest industries.

- (A) Strategies to protect long-term viability of agricultural and forestlands should be encouraged and should include maintaining low overall density.
- (B) The manufacture and marketing of value-added agricultural and forest products should be encouraged.
- (C) The use of locally grown food products should be encouraged.
- (D) Sound forest and agricultural management practices should be encouraged.
- (E) Public investment should be planned so as to minimize development pressure on agricultural and forest land.

Page Numbers: Plan Introduction Summary pages 1, 5, and 8. Natural Resources Chapter, pages 1-36. Future Land Use Chapter, pages 8-14. Population and Housing Chapter 5, pages 22, 30-31. Economic Development Chapter 6, pages 11, 14.

Narrative:

The Following Goals, Objectives and Actions address 4302 (c) Goal 9 (A):

- Natural Resources Goal 3, Objective 2: “Conserve important agricultural lands to maintain environmental integrity, provide for present and future agricultural use, and accommodate appropriate development.” Actions a-c.
- Natural Resources Goal 4, Objective 3, Action c: “Promote the equitable taxation of forest land through, but not limited to, local assessments that reflect current use, zoning, and land capabilities.”
- Population and Housing Goal 3, Objective 2: “Encourage the construction of new homes in areas planned for growth, as identified on the Future Land Use Map as Tier 1A or 1B, avoiding fragmentation of productive or ecologically important farm and forest lands.”
Actions
- Land Use Goal 1, Objective 4: “Protect and conserve rural agricultural lands, forestlands, and natural areas.”, Actions a-c. Objective 5: “Support agricultural and forestry operations through policies that maintain the economic viability and integrity of working lands.”
Action a-b.

The Following Goals, Objectives and Actions address 4302 (c) Goal 9 (B):

- Natural Resources Goal 3, Objective 4: “Support agricultural innovation and sustainable farming practices that increase productivity while protecting natural resources.” Actions a-b.
- Natural Resources Goal 4, Objective 3, Action a: “Encourage local processing and marketing of the forest's diversity of products.”
- Land Use Goal 1, Objective 3: “Strengthen the economic connection between growth centers and the Region's working landscape.” Action a. Objective 5: “Support agricultural and forestry operations through policies that maintain the economic viability and integrity of working lands.” Action c.
- Economic Development Goal 3, Objective 3: “Support the growth and resilience of Addison County's producers, manufacturers, and artisans.” Action a.

The Following Goals, Objectives and Actions address 4302 (c) Goal 9 (C):

- Natural Resources Goal 3, Objective 4: “Support agricultural innovation and sustainable farming practices that increase productivity while protecting natural resources.” Action b.

An in-depth discussion of locally grown food products is found in the Agricultural Resources section on pages 2-4. The Farmacy Program is described on page 3.

The Following Goals, Objectives and Actions address 4302 (c) Goal 9 (D):

- Natural Resources Goal 3, Objective 3: “Encourage protection, enhancement, and sustainable stewardship of the quality of agricultural lands to minimize off-farm impacts.” Actions a-b.
- Natural Resources Goal 4, Objective 1: “Encourage planning strategies that promote ecological health and sustainability at local and regional scales.” Actions a-c.

The Following Goals, Objectives and Actions address 4302 (c) Goal 9 (E):

- Land Use Goal 1, Objective 2: “Invest in public infrastructure that reinforces and supports compact settlement patterns in growth centers and villages.” Action a-b.

Goal 10: To provide for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.

Page Numbers: Natural Resources Chapter 1, pages 25-26, 35.

Narrative:

The Following Goals, Objectives and Actions address 4302 (c) Goal 10:

- Natural Resources Goal 8, Objective 1: “Protect sand and gravel deposits for future use and develop sites that would decrease transport costs and wear and tear on the road network.” Actions a-c.

Goal 11: To ensure the availability of safe and affordable housing for all Vermonters.

- (A) Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate income, and consistent with housing targets provided for in subdivision 4348a(a)(9) of this title.
- (B) New and rehabilitated housing should be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.
- (C) Sites for multi-family and manufactured housing should be readily available in locations similar to those generally used for single-family dwellings.
- (D) Accessory dwelling units within or attached to single-family residences that provide affordable housing in close proximity to cost-effective care and supervision for relatives, elders, or persons who have a disability should be allowed.

Page Numbers: Plan Introduction Summary page 5. Population and Housing Chapter 5, pages 1-35.

Narrative:

All the above issues are discussed under Addressing Housing Needs, Chapter 5, pages 21-28.

The Following Goals, Objectives and Actions address 4302 (c) Goal 11(A):

- Population and Housing Goal 1: Objective 1: “Explore and promote changes to municipal regulations and policies that support housing and mixed-use development in Village Centers, Downtowns and areas planned for growth, as per Act 181.” Actions a-c. Objective 2: “Encourage an adequate supply of clustered, code-compliant housing in rural areas.” Action a. Objective 5: “Work with each member municipality to understand the housing needs in their community and identify growth opportunities to increase their housing stock.” Actions a-c.
- Population and Housing Goal 2: Objective 1: “Ensure that the Region’s housing stock provides for all segments of the community” Action a-c. Objective 3: “Promote public awareness of and support educational and outreach efforts regarding housing challenges.” Action c.

The Following Goals, Objectives and Actions address 4302 (c) Goal 11(B):

- Population and Housing Goal 1: Objective 3: “Help municipalities support the maintenance and sustainability of existing affordable housing in their communities.” Action a. Objective 4: “Expand water and wastewater infrastructure capacity in rural villages to support housing development.” Actions a-c.
- Population and Housing Goal 2: Objective 2: “Encourage developers and communities to create shared utility infrastructure (e.g., community septic and water systems) when appropriate.” Actions a-b.

The Following Goals, Objectives and Actions address 4302 (c) Goal 11(C):

- Population and Housing Goal 1: Objective 1: “Explore and promote changes to municipal regulations and policies that support housing and mixed-use development in Village Centers, Downtowns and areas planned for growth, as per Act 181.” Action b.
- Population and Housing Goal 3: Objective 1: “Encourage housing developers to locate projects in existing village centers, on vacant “infill” lots, close to jobs, public transportation, and services.” Actions a-b.
- Population and Housing Goal 3: Objective 2: “Encourage the construction of new homes in the areas planned for growth as identified on the Future land Use Map, avoiding fragmentation of productive or ecologically important farm or forest land.” Actions a-b.

The Following Goals, Objectives and Actions address 4302 (c) Goal 11(D):

- Population and Housing goal 1, Objective 2: “Encourage an adequate supply of clustered, code-compliant housing in rural areas.” Action b. Objective 3: “Help municipalities support the maintenance and sustainability of existing affordable housing in their communities.” Action a.
- Population and Housing Goal 3, Objective 1: “Encourage housing developers to locate projects in existing village centers, on vacant “infill” lots, close to jobs, public transportation, and services.” Action a.

An in-depth discussion of Accessory Dwelling Units can be found on pages 12-13 of Chapter 5.

Goal 12: To plan for, finance, and provide an efficient system of public facilities and services to meet future needs.

- (A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply, and sewage and solid waste disposal.
- (B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services.

Page Numbers: Plan Introduction Summary page 4, Community Infrastructure, Chapter 4, 1-42. Specific sections found in subsections: Water Supply, pages 1-6, Wastewater, pages 6-9, Solid Waste, pages 9-11, Health and Safety, pages 21-31, Governmental and Administrative Facilities, pages 17-18. Economic Development Chapter, page 14.

Narrative:

The Following Goals, Objectives and Actions address 4302 (c) Goal 12(A):

- Community Infrastructure Goal 1, Objective 2: “Integrate childcare and education services into municipal and regional planning processes.” Actions a-b.
- Community Infrastructure Goal 2, Objective 1: “Strengthen coordination among law enforcement, fire rescue, and emergency management agencies.” Actions a-b. Objective 3: “Improve the resilience and accessibility of emergency services.” Actions a-b.
- Community Infrastructure Goal 3, Objective 2: “Support the development of accessible, affordable municipal facilities in village centers.” Action a.
- Community Infrastructure Goal 5, Objective 1: “Prevent contamination and depletion of water resources.” Action a. Objective 2: “Ensure infrastructure meets current and future residential, commercial, and industrial needs.” Action a.

The Following Goals, Objectives and Actions address 4302 (c) Goal 12(B):

- Community Infrastructure Goal 5, Objective 3: “Promote sustainable development through integrated water and wastewater and solid waste planning.” Action a- b.
- Economic Development Goal 3, Objective 4: “Expand critical water and wastewater infrastructure in existing villages to support development. Businesses in the Region play an active role in the planning and, when appropriate, financing the expansion.” Action a-b.

Goal 13: To ensure the availability of safe and affordable childcare and to integrate childcare issues into the planning process, including childcare financing, infrastructure, business assistance for childcare providers, and childcare work force development.

Page Numbers: Plan Introduction Summary page 4, Chapter 4: Community Infrastructure, pages 32-33, 40.

Narrative:

The Following Goals, Objectives and Actions address 4302 (c) Goal 13:

- Community Infrastructure Goal 1, Objective 1: “Attract and retain healthcare, human service, and childcare providers to meet regional needs.” Action a.
Objective 2: “Integrate childcare and education services into municipal and regional planning processes.” Actions a-b.
Objective 3: “Ensure services are accessible, affordable, and responsive to community needs.” Action a.
Objective 4: “Expand lifelong learning and vocational training opportunities through regional partnerships.” Actions a-b.

***Goal 14: To encourage flood resilient communities.**

- (A) New development in identified flood hazard and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.
- (B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.
- (C) Flood emergency preparedness and response planning should be encouraged.

**This goal is effective until 1/1/28, after which it is replaced with updated language accounting for the forthcoming statewide minimum flood hazard area standards established by rule by the Agency of Natural Resources.*

Page Numbers: Plan Introduction Summary page 7, Flood Resiliency & Emergency Management Chapter 7, pages 1-11.

Narrative:

The Following Goals, Objectives and Actions address 4302 (c) Goal 14 (A):

- Flood Resiliency & Emergency Management Goal 1, Objective 1: “Avoid new development in identified flood hazard and river corridor protection areas and ensure that new development does not exacerbate flooding and fluvial erosion.” Action a.

The Following Goals, Objectives and Actions address 4302 (c) Goal 14 (B):

<ul style="list-style-type: none"> Flood Resiliency & Emergency Management Goal 1, Objective 2: “Support projects including wetland and floodplain restoration, and establishment of riparian buffers to reduce downstream flood impacts.” Action a. <p>The Following Goals, Objectives and Actions address 4302 (c) Goal 14 (C):</p> <ul style="list-style-type: none"> Flood Resiliency & Emergency Management Goal 1, Objective 3: “Maintain flood emergency preparedness and response planning and enact measures when necessary.” Action a.
<p>Goal 15: To equitably distribute environmental benefits and burdens as described in 3 V.S.A. chapter 72</p>
<p><u>Page Numbers:</u> Chapter 10: Equity, Burdens, and Benefits.</p>
<p><u>Narrative:</u> The Regional Plan evaluates the distribution of environmental benefits and burdens and identifies Plan policies intended to protect and improve the equitable distribution of those impacts in the Chapter 10: Equity, Benefits and Burdens. This appendix evaluates the goals, objectives, and actions of each chapter of the plan to determine how they impact priority populations as well as the Region as a whole.</p>

<p>PART B – CONSISTENCY WITH THE PURPOSES OF A REGIONAL PLAN</p>
<p>Per 24 V.S.A. § 4348(h)(4), for the Land Use Review Board to issue a determination of plan compliance, it must find that the plan is consistent with the purposes of a regional plan as established in 24 V.S.A. § 4347. "Consistency" is defined in 24 V.S.A. § 4302(f)(1), and above.</p>
<p><i>Please provide detailed information describing how the plan is consistent with the purposes of a regional plan.</i></p>

24 V.S.A. § 4347 – PURPOSES OF A REGIONAL PLAN

A regional plan shall be made with the general purpose of guiding and accomplishing a coordinated, efficient, equitable, and economic development of the region that will, in accordance with the present and future needs and resources, best promote the health, safety, order, convenience, prosperity, and welfare of current and future inhabitants as well as efficiency and economy in the process of development. This general purpose includes recommending a distribution of population and of the uses of the land for urbanization, trade, industry, habitation, recreation, agriculture, forestry, and other uses as will tend to:

- (1) create conditions favorable to transportation, health, safety, civic activities, and educational and cultural opportunities;
- (2) reduce the wastes of financial, energy, and human resources that result from either excessive congestion or excessive scattering of population;
- (3) promote an efficient and economic utilization of drainage, energy, sanitary, and other facilities and resources;
- (4) promote the conservation of the supply of food, water, energy, and minerals;
- (5) promote the production of food and fiber resources and the reasonable use of mineral, water, and renewable energy resources;

- (6) promote the development of housing suitable to the needs of the region and its communities; and
- (7) help communities equitably build resilience to address the effects of climate change through mitigation and adaptation consistent with the Vermont Climate Action Plan adopted pursuant to 10 V.S.A. § 592 and 3 V.S.A. chapter 72.

<p><u>Page Numbers:</u> Plan Introduction, How to Read this Plan, Chapter Summary pages 1-8.</p>
<p><u>Narrative:</u> ACRPC’s updated 2026 regional plan, as submitted, meets and reinforces the purposes set forth in 24 V.S.A. § 4347. The Plan Introduction Chapter, including summary pages, outlines ACRPC’s planning framework.</p>

PART C – REQUIRED ELEMENTS OF A REGIONAL PLAN

Per 24 V.S.A. § 4348(h)(4), for the Land Use Review Board to issue a determination of plan compliance, it must find that the plan is consistent with the regional plan elements as described in 24 V.S.A. § 4348a, except that the requirements of 24 V.S.A. § 4352 related to enhanced energy planning are under the sole authority of the Department of Public Service.

Please provide details about how the regional plan is consistent with the regional plan elements listed below.

(1) A statement of basic policies of the region to guide the future growth and development of land and of public services and facilities, and to protect the environment.

Page Numbers: Plan Introduction Chapter Summary pages 1-8, as well as in the following chapters: Natural Resources p. 30-35, Energy p. 20-22, Transportation p. 24-26, Community Infrastructure p. 40-42, Population and Housing p.30-31, Economic Development p.13-15, Flood Resilience and Emergency Management, p.8, Future Land Use p.14.

Narrative:
Every chapter of this Regional Plan, with the exception of Compatibility, has a separate Summary Page in the Introduction Chapter. Each Summary page contains a Statement of Policy, the Regional Context and Priority Implementation Actions for that specific plan element. The full chapters provide in-depth discussion of each topic, as well as goals, objectives and implementation actions at their conclusion.

(2) A natural resources and working lands element, which shall consist of a map or maps and policies, based on ecosystem function, consistent with Vermont Conservation Design, support compact centers surrounded by rural and working lands, and that:

- (A) Indicates those areas of significant natural resources, including existing and proposed for forests, wetlands, vernal pools, rare and irreplaceable natural areas, floodplains, river corridors, recreation, agriculture using the agricultural lands identification process established in 6 V.S.A. § 8, residence, commerce, industry, public, and semipublic uses, open spaces, areas reserved for flood plain, forest blocks, habitat connectors, recreation areas and recreational trails, and areas identified by the State, regional planning commissions, or municipalities that require special consideration for aquifer protection; for wetland protection; for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation purposes.
- (B) Indicates those areas that have the potential to sustain agriculture and recommendations for maintaining them that may include transfer of development rights, acquisition of development rights, or farmer assistance programs.
- (C) Indicates those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests. A plan may include specific policies to encourage the active management of those areas for wildlife habitat, water quality, timber production, recreation, or other values or functions identified by the regional planning commission.
- (D) Encourages preservation of rare and irreplaceable natural areas, scenic and historic features and resources.
- (E) Encourages protection and improvement of the quality of waters of the State to be used in the development and furtherance of the applicable basin plans established by the Secretary of Natural Resources under 10 V.S.A. § 1253.

Page Numbers: Plan Introduction Summary, page 1, Natural Resource Chapter pages 1-29, Goals, Objectives and Actions pages 30-35.

Narrative: The policies, actions, and Future Land Use Areas in this Regional Plan support the intent of 10 VSA § 2802 by aligning with the Vermont Conservation Plan. The Vermont Conservation Plan was developed by the Vermont Housing & Conservation Board (VHCB), in coordination with the Agency of Natural Resources (ANR), to guide implementation of 10 VSA § 2802. The Vermont Conservation Plan is organized around three core objectives:

Support communities in conservation. This objective focuses on strengthening connections between people, communities, and the land, and advancing conservation in ways that benefit Vermonters while protecting natural and working lands.

Center Vermont Conservation Design (VCD). This objective emphasizes protecting, restoring, and maintaining an ecologically functional and connected landscape across natural and working lands.

Strengthen conservation capacity. This objective seeks to expand the conservation community's ability to sustainably protect and steward land over the long term.

The policies, actions, and Future Land Use Areas in this Regional Plan advance these objectives in several ways. First, the Natural Resources chapter supports community-based conservation by encouraging conservation by willing landowners in ways that sustain an ecologically functional and connected landscape, support working farms and forests, and expand public recreational opportunities. Second, the Natural Resources chapter centers Vermont Conservation Design as a primary tool for identifying priority conservation areas and recommends prioritizing the conservation of VCD-identified forest blocks, connectivity areas, and ecological reserve areas to protect high-value natural communities and maintain or restore critical habitat. Finally, the Plan strengthens conservation capacity in the Region by describing how ACRPC supports land protection and stewardship through regional Future Land Use planning that minimizes habitat fragmentation, municipal consultation and technical assistance, and its role as the Basin 3 Clean Water Service Provider. As of 2025, the Addison Region was 33% conserved. The objectives, goals, and actions in the Plan advocate for expanding this percentage, particularly in fragile, rare, or irreplaceable natural areas.

- A. The following maps are found in the Natural Resource chapter: Map 1- Addison Region Watershed and Waterways, p. 1, Map 4- Wetlands, p.4, Map 5-Ground Water Resources, p. 7, Forest Resources, Maps 8-11, pages 14-16. Map 12- Rare, Threatened and Endangered Species, page 20. Figure 2 – Very Rare (S-1) Natural Communities in the Addison Region. Appendix table – Rare (S-2) Natural Communities in the Addison Region.
All NR Goals, Objectives and Actions.

- B. Map 6- Agricultural Soils, p. 11, identifies prime, statewide and local important agricultural soils. Map 7-farm Location and Type, p.13. Table 2- Agricultural Statistics, page 10 and Table 3- Farms Conserved, page 12 support the discussion of sustainable agriculture. **Goal 3: Objectives 1-5**, outline how to protect prime and significant agricultural lands and promote a strong, diversified agricultural economy. Rural Agricultural and Forestry future land use areas are defined and identified in the Land Use Summary page, p.8 and Land Use Chapter, p.6.

- C. The Forest Resource section discusses connectivity blocks, **Map 8**, forest blocks and habitat connectors, **Map 9**. A call out box summarizes the work of **Vermont Family Forests** to promote sustainable management practices with property owners. **Goal 4: Objectives 1-3**, outline how to enhance the health, vitality and ecological function of the Addison Region's forests. **Goal 5: Objectives 1-2**, outline how to manage, protect and improve the quality of the plant and wildlife habitat in the region.

- D. The Wildlife, Native Plants & Natural Communities section of this chapter encourages preservation of rare and irreplaceable natural areas. **Goal 2: Objective 4** calls for the preservation and restoration of wetlands, vernal pools, and other critical habitats that contribute to surface water quality. **Goal 4: Objective 2** outlines strategies for how ACRPC can act to encourage the conservation and maintenance/restoration of contiguous forests to conserve native biodiversity. **Goal 5: Objectives 1 & 2** outline how to manage, protect, and improve the quality of plant and wildlife habitat in the region.

The preservation of scenic and historic features and resources is discussed in the Scenic Resources section of the Natural Resources chapter; the Historic, Cultural, Municipal, and Recreation Facilities section of the Community Infrastructure chapter; and the Future Land Use chapter. **Natural Resources Goal 6, Objectives 1-5** outline how to maintain the existing scenic character of the region. **Goal 6, Objective 2** specifically calls out how to minimize adverse impacts on scenic views and areas of historic significance from development. The **Future Land Use Goal 1, Objectives 1-5** outline actions for ACRPC to take to support development that maintains the historic settlement pattern of compact villages and urban centers separated by rural countryside. **Community Infrastructure Goal 3, Objective 1** calls for actions that preserve and enhance the Region’s cultural, recreational, and civic assets by promoting the preservation and adaptive reuse of historic and cultural resources.

- E. The Surface water and Ground Water sections of this chapter address the protection and improvement of the water as outlined in the Otter Creek Tactical Basin Plan. The work of Addison County River Watch Collaborative, a partner of ACRPC, is called out in this section. **Goal 1: Objectives 1-4**, outline how to maintain, protect, and improve the quality and quantity of surface waters in the region. **Goal 2: Objectives 1-2** outline how to maintain, protect, and improve the quality and quantity of groundwater in the region.

(3) An energy element including an analysis of resources, needs, scarcities, costs, and problems within the region across all energy sectors, including electric, thermal, and transportation; a statement of policy on the conservation and efficient use of energy and the development and siting of renewable energy resources; a statement of policy on patterns and densities of land use likely to result in conservation of energy; and an identification of potential areas for the development and siting of renewable energy resources and areas that are unsuitable for siting those resources or particular categories or sizes of those resources.

Page Numbers: Plan Introduction Summary, Page 2, Energy Chapter 2, pages 1-22.

Narrative:

An analysis of resources, needs, scarcities, costs, and problems within the region across all energy sectors, including electric, thermal, and transportation is presented in the Energy Chapter.

The efficient use of energy across the electric, thermal, and transportation sectors is addressed by:

- Goal 2, Objective 1: “Promote energy efficiency in municipal buildings.” Actions a-b.
- Goal 2, Objective 3: “Support weatherization efforts and optimize building design for energy conservation.” Actions a-d.
- Goal 3, Objective 1: “Support energy conservation and efficient use of electricity in buildings.” Action a-b.
- Goal 4, Objective 2: “Reduce vehicle miles traveled and support the development of alternative transportation options.” Actions a-c.

Statements of policy pertaining to the development and siting of renewable energy in this Plan include:

- Goal 6, Objective 2: “Support responsible siting and development of renewable energy resources.” Actions a-c.

A statement of policy pertaining to land use development can be found in:

- Goal 6, Objective 3: “Encourage compact settlement patterns and conserve forest land as renewable resources.” Actions a-b.

Areas appropriate for development of renewable resources can be found in:

- Chapter 2 Appendix: Energy Map Package - Unconstrained Prime Wind and Solar maps.

Areas unsuitable for siting renewable resources can be found in:

- Chapter 2 Appendix: Energy Map Package – Known Constraints and Potential Constraints maps.

(4) A transportation element, consisting of a statement of present and prospective transportation and circulation facilities, and a map showing existing and proposed highways, including limited access highways, and streets by type and character of improvement, and where pertinent, anticipated points of congestion, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads and port facilities, and other similar facilities or uses, and recommendations to meet future needs for such facilities, with indications of priorities of need, costs, and method of financing.

Page Numbers: Plan Introduction Chapter, page 3. Transportation Chapter 3, pages 1-26.

Narrative:

The Transportation Chapter addresses all of the topics above supported by the Goals, Objectives and Actions on pages 24-26. Regional transportation goals are discussed on page 3 followed by a description of the four types of infrastructure (air, navigable waterways, rail, roadways) in the Region’s system. The following maps and figures support the text. Map 1: Traffic Volumes on Significant Addison Roads, Map 2: Functional Classification of Significant Addison County Roads, page 4, Map 3: Locations of accidents leading to injury or fatality, page 5. Map 4: Addison County Bridges, page 8. Figures 1-7, pages 10-13, highlight crash locations and congestion on major roadway corridors.

Pedestrian and bicycle facilities are discussed on pages 20-22.

(5) A utility and facility element, consisting of a map and statement of present and prospective local and regional community facilities and public utilities, whether publicly or privately owned, showing existing and proposed educational, recreational and other public sites, buildings and facilities, including public schools, State office buildings, hospitals, libraries, power generating plants and transmission lines, wireless telecommunications facilities and ancillary improvements, water supply, sewage disposal, refuse disposal, storm drainage, and other similar facilities and activities, and recommendations to meet future needs for those facilities, with indications of priority of need.

Page Numbers: Community Infrastructure Chapter 4, Page 1-44, Energy Chapter 2, pages 1-22.

Narrative:

A discussion of present and prospective regional facilities can be found in Chapter 4: Community Facilities (pages 1-41). Recommendations to meet future needs of these facilities are presented in the goals, objectives, and actions of Chapter 4 (page 42-44).

- A map of public buildings and facilities is available in Chapter 4, Map 4 – Municipal Buildings (Chapter 4, page 18). Additional information on educational facilities is

presented in Chapter 4, Map 7 – Addison Region School Districts an Enrollment (Chapter 4, Page 35)

- A map of health and safety facilities is available in Chapter 4, Map 5 – Emergency Services (Chapter 4, page 23)
- A map of telecommunication facilities is available in Chapter 4, Map 2 – Broadband Service Levels (Chapter 4, page 12)
- A map of water supply, sewage disposal, refuse disposal, and storm drainage facilities is available in Chapter 4, Map 1 – Water Systems and Service Protection Areas in the Addison Region (Chapter 4, page 4)

A discussion of present power generation and transmission facilities can be found in Chapter 2 – Energy, Energy Access in the Region section (Pages 13-19). Recommendations to meet future needs of these facilities are presented in the goals, objectives, and actions of Chapter 2 (pages 20-22) as well as in the Chapter 2 Appendix.

- A map of power generating plants and transmission lines is available in Chapter 2 Appendix: Map Package, Map – Transmission Resources and Constraints

A discussion of present and prospective natural resource-based recreation facilities can be found in Chapter 1 – Natural Resources, Recreational Resources section (Pages 26-28). Additional discussion of community recreation assets in the region can be found in Chapter 4: Community Infrastructure, Recreation Resources and Facilities section (pages 19-21). Recommendations to meet future needs of these facilities are presented in the goals, objectives, and actions (pages 28-34).

- A map of recreation facilities is available in Natural Resources Chapter 1, Map 15 – Recreational Resources (Chapter 1, page 28)

(7) A program for the implementation of the regional plan's objectives including a recommended investment strategy for regional facilities and services based on a capacity study of the elements in this section.

Page Numbers: Plan Introduction, How to Read this Plan, Summary pages 1-8.

Narrative:

Within the Summary Section provided for each Chapter of the Addison County Regional Plan, ACRPC states its implementation actions for that topic area. Many, but not all these actions are supported by capacity studies that ACRPC or its partners have conducted as part of the programs that they operate. As examples, within the Natural Resources Chapter, ACRPC discusses its role as Clean Water Service Provider and how it solicits and provides funding to implement projects designed to cost effectively slow phosphorus transportation to Lake Champlain. Those projects are discussed in Chapter 1, p. 3 and depicted on Map 3.

The Transportation Chapter of the Plan, Chapter 3, recommends numerous improvements to the Region’s transportation network. Its recommendation of implementing the Vergennes Planning and Environmental Linkages Study finding solutions to the truck traffic in downtown Vergennes relies directly upon the findings of that study. See Chapter 3, p. 10. Much of the sidewalk work and other Bike Ped infrastructure that has been developed within the Region has resulted from ACRPC studies of needs and applications for funding of the recommended infrastructure. See Chapter 3, p. 20. Similarly, ACRPC has conducted culvert studies of every municipality in the Region and provided those to the municipalities to inform their Municipal Roads General Permits and capital improvement plans. ACRPC has also created capital improvement plans for several municipalities within the Region. See Chapter 3, p.23

Within the Community Facilities Chapter of the Regional Plan, Chapter 4, ACRPC recommends supporting the work of Maple Broadband, the Addison County Communications District, to build out broadband fiber within the Region. ACRPC has worked extensively with Maple Broadband to create and implement Maple Broadband’s business plan to support its successful buildout of infrastructure. See Chapter 4, p. 12. ACRPC is also currently working with municipal water systems in the Region to help support their network of services for water supply. See Chapter 4, p. 2.

While ACRPC lacks the taxing authority to independently raise enough revenue to implement all the recommendations contained within the Regional Plan, it considers building community infrastructure one of its primary functions within the Region. It works to create planning studies for and with its local, state and federal partners that it then carries forward to implementation based upon the findings of its studies and the capital those studies help secure.

(8) A statement indicating how the regional plan relates to development trends, needs, and plans and regional plans for adjacent municipalities and regions.

Page Numbers: Compatibility Chapter 9, Pages 1-5.

Narrative:

The Compatibility Chapter identifies and describes the Regional Planning Commissions and municipalities which ACRPC borders. The discussion highlights the adjacent land uses and development patterns as well as issues of existing and potential inter-regional collaboration.

(9) A housing element, that identifies the regional and community-level need for housing that will result in an adequate supply of building code and energy code compliant homes where most households spend not more than 30 percent of their income on housing and not more

than 15 percent on transportation. To establish housing needs, the Department of Housing and Community Development shall publish statewide and regional housing targets or ranges as part of the Statewide Housing Needs Assessment. The regional planning commission shall consult the Statewide Housing Needs Assessment; current and expected demographic data; the current location, quality, types, and cost of housing; other local studies related to housing needs; and data gathered pursuant to subsection 4382(c) of this title. If no such data has been gathered, the regional planning commission shall gather it. The regional planning commission's assessment shall estimate the total needed housing investments in terms of price, quality, unit size or type, and zoning district as applicable and shall disaggregate regional housing targets or ranges by municipality. The housing element shall include a set of recommended actions to satisfy the established needs.

Page Numbers: Plan Introduction Summary Page 5, Population and Housing Chapter 5, pages 1-35.

Narrative:
 The 2025 Statewide Housing Needs Assessment data was used to inform an analysis of needed housing in terms of cost, type, size and location in the Addison Region. Existing housing prices, rental rates, median income and transportation costs were used to determine the scope of housing affordability in the Region. The Goals, Objectives and Actions, pages 30-31, address the current housing shortage.
 The subsection, Addressing Regional Housing Needs, pages 21-28, in which strategies are proposed to address the range of the Region’s housing needs, explains Act 181 and the regional housing targets. Figures 24 and 25 illustrate the 2025-30 and 2025-2050 target ranges for the Region.

(10) An economic development element, that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth.

Page Numbers: Plan Introduction Summary, page 6. Economic Development Chapter 6, page 1-15.

Narrative:
 Economic Development Chapter 6 describes present economic conditions in the Region location, type, and scale of desired economic development.
 Policies, projects and programs necessary to foster economic growth in Addison Region are identified in Chapter 6 Goals, Objectives, and Actions section (page 13-15). Additional Objectives and Actions related to this issue and developed in partnership with Addison County Economic Development Corp are provided in the Chapter 6 Appendix: Implementation and Performance.

11)(A) A flood resilience element that:

- (i) identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and**

<p>(ii) recommends policies and strategies to protect the areas identified and designated under this subdivision (A) and to mitigate risks to public safety, critical infrastructure, historic structures, and public investments.</p> <p>(B) A flood resilience element may reference an existing regional hazard mitigation plan approved under 44 C.F.R. § 201.6.</p>
<p><u>Page Numbers:</u> Plan Introduction Summary, page 7. Flood Resilience and Emergency Management Chapter, pages 1-11. Natural Resource Chapter pages 1, 4 and 12.</p>
<p><u>Narrative:</u> Natural Resources Map 1- Addison Region Watersheds and Waterways, and Map 4- Wetlands, are found in the Natural Resources Chapter. These maps identify all surface waters, river corridors and FEMA floodplains. Maps 8 and 9 identify the Region’s forest blocks. This chapter discusses the importance of forests for soil stabilization and flood attenuation.</p> <p>The Flood Resilience and Emergency Management Summary page states ACRPC’s overall policy and priority Implementation actions to protect identified areas and mitigate risks. Flood Resiliency goals, objectives and actions are found in the Flood Resilience and Emergency Management chapter page 8. Flood Resilience Map 1, Addison Region River Corridors, Map 2 – Addison Region Floodplains and Map 3 – Addison Region FEMA Flood Hazard Areas can be found in Chapter 7: Flood Resilience and Emergency Management (pages 9-11).</p>

<p>(12) A future land use element, based upon the elements in this section, that sets forth the present and prospective location, amount, intensity, and character of such land uses in relation to the provision of necessary community facilities and services and that consists of a map delineating future land use area boundaries for the land uses in subdivisions (A)–(J) of this subdivision (12) as appropriate and any other special land use category the regional planning commission deems necessary; descriptions of intended future land uses; and policies intended to support the implementation of the future land use element using the land use categories as defined by 24 V.S.A. § 4348a(a)(12)</p>
<p>Use the following mapping checklist to demonstrate conformance with this required element of the regional plan. In the General Narrative, please describe the process by which the RPC determined how the areas proposed for growth (Downtown and Village Centers, Planned Growth Areas, and Village Areas) can accommodate a substantial majority of the region's housing targets.</p> <p><i>In future plan reviews, the "Boundary Note" column below will allow the Land Use Review Board to easily compare changes between Future Land Use Areas on maps completed using the Act 181 land use categories. For this review, where this comparison is not possible, the boundary note is optional. In this column, note each center or neighborhood as "contraction," "expansion," "no change," or "n/a – new center/neighborhood."</i></p> <p><i>Definitions for each land use category can be found in 24 V.S.A. § 4348a(a)(12). In addition, Mapping Process and Standards v 3.0 summarizes the methodology and planning considerations followed by RPCs in developing the future land use map.</i></p>
<p><u>Page Numbers:</u> Plan Introduction Summary, page 8. Future Land Use Chapter 8, pages 8-14.</p>

Narrative:

ACRPC used a disaggregation process to determine how the areas proposed for growth could accommodate a substantial majority of the Region’s housing targets. ACRPC grouped the FLU areas into three groups and distributed percentages of the regional housing target as follows:

- 80% of growth planned for Downtown and Village Centers, Planned Growth Areas, and Village Areas
- 20% of growth planned for Rural General, Rural Agriculture and Forestry, Transition or Infill, Enterprise, and Resource-based Recreation
- 0% of growth planned for Rural Conservation.

ACRPC then distributed housing unit targets by town based upon the percent acreage of the FLU group in each town. Finally, these housing unit targets were refined (adding or subtracting housing units) considering State, local, and regional context.

The Future Land Use Map depicts all the future land use areas described in 24 V.S.A. § 4348a(a)(12). The land use summary states ACRPC’s overall land use policy and priority Implementation actions. The land use chapter further describes the land use areas and the goals, objectives and actions to implement this plan.

In refining how the mapped areas for growth could accommodate a substantial majority of the region’s housing targets, the ACRPC staff met and worked with each municipality to assess the following issues: existing and potential residential densities, future zoning reforms, access to suitable soils for septic, options for shared and/or community infrastructure, options for adaptive reuse or conversion of single family homes to multi-family, ownership of land.

The Housing Chapter of this Plan and Housing Goal #1, Objectives 1-5 discuss these and other strategies that can promote housing growth.

The process of collaboration and shared information with municipalities resulted in growth areas and boundaries that were more realistic and accommodating for future growth and necessary for meeting the municipalities’ housing targets.

Downtown Center		
Municipality	Downtown Center Name	Boundary Note (optional)
Middlebury	Middlebury Downtown	No change
Bristol	Bristol Downtown	Expansion (see note 1)
Vergennes	Vergennes Downtown	Expansion (see note 2)
<input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards. <input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context: <ol style="list-style-type: none"> 1. Bristol Downtown: The Bristol downtown was expanded beyond the existing downtown designation boundaries to include the adjoining state register historic districts. 2. Vergennes Downtown: The Vergennes downtown was expanded beyond the existing downtown designation boundaries to include the adjoining state register historic districts. 		

Village Center

Municipality	Village Center Name	Boundary Note (optional)
Addison	Addison Village Center	No change
Bridport	Bridport Village Center	n/a – new center/neighborhood
Cornwall	Cornwall Village Center	Expansion (see note 1)
Cornwall	West Cornwall Village Center	n/a – new center/neighborhood
Ferrisburgh	Ferrisburgh Village Center	Expansion (see note 2)
Goshen	Goshen Village Center	n/a – new center/neighborhood
Lincoln	Lincoln Village Center	n/a – new center/neighborhood
Leicester	Leicester Village Center	n/a – new center/neighborhood
Middlebury	East Middlebury Village Center	Expansion & Contraction (see note 3)
Monkton	Monkton Village Center	No change
New Haven	New Haven Village Center	Expansion (see note 4)
Orwell	Orwell Village Center	Expansion (see note 5)
Panton	Panton Village Center	n/a – new center/neighborhood
Ripton	Ripton Village Center	n/a – new center/neighborhood
Salisbury	Salisbury Village Center	Expansion (see note 6)
Shoreham	Shoreham Village Center	Expansion (see note 7)
Starksboro	Starksboro Village Center	Expansion (see note 8)
Starksboro	Jerusalem Village Center	No change
Weybridge	Weybridge Village Center	n/a – new center/neighborhood
Whiting	Whiting Village Center	Expansion (see note 9)

RPC mapped this area consistent with the mapping process and standards.

RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:

1. **Cornwall Village Center:** Expansion following the mapping process and standards.
2. **Ferrisburgh Village Center:** Expansion following the mapping process and standards.
3. **East Middlebury Village Center:** The existing designated village area was expanded to include contiguous small parcels zoned as medium residential and served by public water system. Middlebury Town Officials elected to classify the existing village designated area east of Lower Plains Road as village area rather than village center because this area was deemed less connected by development patterns and infrastructure to the central village.
4. **New Haven Village Center:** Expansion following the mapping process and standards.

- 5. **Orwell Village Center:** Expansion following the mapping process and standards.
- 6. **Salisbury Village Center:** The Salisbury village center and village area are immediately adjacent to Leicester. The Salisbury village center and area are consistent with mapping process and standards. However, the village does not continue across town boundaries because Leicester town officials did not feel that the Leicester parcels adjacent to Salisbury village were appropriate for designation.
- 7. **Shoreham Village Center:** Expansion following the mapping process and standards.
- 8. **Starksboro Village Center:** Expansion following the mapping process and standards.
- 9. **Whiting Village Center:** Expansion following the mapping process and standards.

Planned Growth Area		
Municipality	PGA Name/Description	Boundary Note (optional)
Bristol	Bristol PGA	n/a – new center/neighborhood (See note 1)
Ferrisburgh	Ferrisburgh-Panton-Vergennes- Waltham PGA	n/a – new center/neighborhood (See note 2)
Panton	Ferrisburgh-Panton-Vergennes- Waltham PGA	n/a – new center/neighborhood (See note 2)
Vergennes	Ferrisburgh-Panton-Vergennes-Waltham PGA	n/a – new center/neighborhood (See note 2)
Waltham	Ferrisburgh-Panton-Vergennes- Waltham PGA	n/a – new center/neighborhood (See note 2)
Middlebury	Middlebury-Weybridge PGA	n/a – new center/neighborhood (See note 3)
Weybridge	Middlebury-Weybridge PGA	n/a – new center/neighborhood (See note 3)
<input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards. <input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context: <ul style="list-style-type: none"> 1. Bristol PGA: The Bristol planned growth area is largely comprised of the parcels in the Bristol Village Planning Area that are not in the downtown area. The planned growth area includes areas in the following zoning districts: Village Business; Residential, Office, Commercial; Recreational; High Density Residential; Village Residential; Village Mixed; and Commercial. These areas are either in a public water 		

system service area or where the extension of a service line is generally feasible. On the east side of town, the boundary of the downtown area does not snap to all parcel lines because it follows the boundary of the Village Residential zoning district. On the west side of town, the planned growth area expands slightly past the boundary of the Bristol Village Planning Area to include adjoining Commercial zone parcels.

2. **Ferrisburgh-Panton-Vergennes-Waltham PGA:** This four town PGA extends into Ferrisburgh a result of the Transportation Oriented Development (TOD) planning process for that area. The TOD process is planning for the expansion of water and wastewater to this area. This PGA extends out from Vergennes into Panton and Waltham to the extent of the overlap between the public water system service area. Waltham does not have a village center. However, the Waltham Town Plan and zoning bylaws plan for the area included in the Planned Growth Area to be the most densely developed area of town.

3. **Middlebury-Weybridge PGA:** This PGA is consistent with the mapping process and standards. However, the ACRPC has added this explanatory note because this PGA spans two towns. This two town PGA extends from Middlebury into the high-density residential zoning district in the south of Weybridge. The PGA area in Weybridge extends as far as the public water system service area reaches out from the Middlebury system.

Village Area		
Municipality	Village Area Name/Description	Boundary Note (optional)
Addison	Addison Village Area	n/a – new center/neighborhood
Bridport	Bridport Village Area	n/a – new center/neighborhood
Cornwall	Cornwall Village Area	n/a – new center/neighborhood
Cornwall	West Cornwall Village Area	n/a- new center/neighborhood (see note 1)
Ferrisburgh	Ferrisburgh Village Area	n/a – new center/neighborhood
Goshen	Goshen Village Area	n/a – new center/neighborhood
Lincoln	Lincoln Village Area	n/a – new center/neighborhood
Leicester	Leicester Village Area	n/a – new center/neighborhood
Middlebury	East Middlebury Village Area	n/a – new center/neighborhood
Monkton	Monkton Village Area	n/a – new center/neighborhood (see note 2)

New Haven	New Haven Village Area	n/a – new center/neighborhood (see note 3)
Orwell	Orwell Village Area	n/a – new center/neighborhood
Panton	Panton Village Area	n/a – new center/neighborhood
Ripton	Ripton Village Area	n/a – new center/neighborhood (see note 4)
Salisbury	Salisbury Village Area	n/a – new center/neighborhood (see note 5)
Shoreham	Shoreham Village Area	n/a – new center/neighborhood
Starksboro	Starksboro Village Area	n/a – new center/neighborhood
Starksboro	Jerusalem Village Area	n/a – new center/neighborhood
Weybridge	Weybridge Village Area	n/a – new center/neighborhood
Whiting	Whiting Village Area	n/a – new center/neighborhood

- RPC mapped this area consistent with the mapping process and standards.
- RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:

1. **West Cornwall Village Area:** The village area boundary was drawn as a ¼-mile buffer rather than following parcel lines or waterways, since the surrounding area consists of large agricultural parcels. Including entire parcels conflicted with the Town’s vision for future development by creating a sprawling, rather than clustered, village area.
2. **Monkton Village Area:** The village area boundary snaps to Monkton’s ridgeline conservation district rather than to parcel lines or water features on the southern edge of the village area near Monkton Pond. Along Pond Road, the village area boundary snaps to the corridor for the natural gas pipeline and electric transmission line.
3. **New Haven:** Town Officials changed three parcels at western edge of their village area to rural general to create a buffer between village and enterprise areas.
4. **Ripton Village Area:** The village area extends considerably north from Ripton’s village center because many of the village’s facilities (including the school, fire station, and town owned land) are located uphill and away from the river on a plateau north of the historic village center.
5. **Salisbury Village Area:** The Salisbury village center and village area are immediately adjacent to Leicester. However, the village does not continue across town boundaries because Leicester Town Officials did not feel that the Leicester parcels adjacent to Salisbury village were appropriate for designation.

<p>Enterprise Areas</p> <p><input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards.</p> <p><input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:</p>
<p>Transition Areas</p> <p><input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards.</p> <p><input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:</p>
<p>Resource-based Recreation Areas</p> <p><input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards.</p> <p><input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:</p>
<p>Hamlets</p> <p><input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards.</p> <p><input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:</p> <ol style="list-style-type: none"> North Ferrisburgh: Town officials opted to designate North Ferrisburgh as a hamlet although it could have been mapped as a village center and village area. Town officials did not deem this area appropriate for the type of infill development proposed for villages.
<p>Rural Areas: General</p> <p><input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards.</p> <p><input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:</p> <ol style="list-style-type: none"> Leicester: Leicester town officials chose to reclassify several parcels from rural agriculture & forestry to rural general because the officials were strongly apprehensive that land classified as agricultural and forestry may eventually have more restrictions placed upon it than land classified as rural general. Lincoln: Lincoln planning officials chose to reclassify many smaller parcels that were originally mapped as rural general into the rural agriculture & forestry area. They felt this designation reflected their vision for the town as a working rural landscape and helped avoid a scattered pattern of small rural general parcels. Starksboro: Starksboro planning officials chose to reclassify many smaller parcels that were originally mapped as rural general into the rural agriculture & forestry area. They felt this designation reflected their vision for the town as a working rural landscape and helped avoid a scattered pattern of small rural general parcels.
<p>Rural Areas: Agriculture and Forestry</p>

- RPC mapped this area consistent with the mapping process and standards.
- RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:

1. **Leicester:** Leicester town officials chose to reclassify several parcels from rural agriculture and forestry to rural general because the officials were strongly apprehensive that land classified as agricultural and forestry may eventually have more restrictions placed upon it than land classified as rural general.
2. **Lincoln:** Lincoln planning officials chose to reclassify many smaller parcels that were originally mapped as rural general into the rural agriculture & forestry area. They felt this designation reflected their vision for the town as a working rural landscape and helped avoid a scattered pattern of small rural general parcels.
3. **Starksboro:** Starksboro planning officials chose to reclassify many smaller parcels that were originally mapped as rural general into the rural agriculture & forestry area. They felt this designation reflected their vision for the town as a working rural landscape and helped avoid a scattered pattern of small Rural General parcels.

Rural Areas: Conservation

- RPC mapped this area consistent with the mapping process and standards.
- RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:

1. **New Haven:** The Mobil gas station on Route 7 in New Haven is mapped in a conservation area. The area qualifies as a conservation area following the mapping process and standards. The gas station is immediately adjacent to a large wetland complex but was built before modern development standards that would likely have prevented building in this area if proposed today. The ACRPC elected to keep this area mapped as conservation to discourage any further development in this area due to the risk of flooding and environmental degradation.

PART D – COMPATIBILITY WITH ADJACENT REGIONAL PLANNING AREAS

Per 24 V.S.A. § 4348(h)(4), for the Land Use Review Board to issue a determination of plan compliance, it must find that the plan is compatible with adjacent regional planning areas. 24 V.S.A. § 4302(f)(2) defines "compatibility" as follows:

- (2) As used in this chapter, for one plan to be "compatible with" another, the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan. If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if it includes the following:
 - (A) a statement that identifies the ways that it will significantly reduce the desired effect of the other plan;
 - (B) an explanation of why any incompatible portion of the plan in question is essential to the desired effect of the plan as a whole;
 - (C) an explanation of why, with respect to any incompatible portion of the plan in question, there is no reasonable alternative way to achieve the desired effect of the plan; and

<p>(D) an explanation of how any incompatible portion of the plan in question has been structured to mitigate its detrimental effects on the implementation of the other plan.</p>
<p><u>Page Numbers:</u> Chapter 9: Compatibility pages 1-5.</p>
<p><u>Narrative:</u> The Compatibility chapter addresses ACRPC’s land use compatibility with it adjoining RPCs: CCRPC, CVRPC, TRORC, and RRPC. ACRPC has reviewed the land use designations along these borders and finds them broadly compatible with development trends, community needs and policy goals. Significant opportunity of inter-regional collaboration includes watershed management, transportation corridor planning, climate resilience and forest conservation initiatives, and agricultural land protection.</p>

Version log

- Version 1 – original draft
- Version 2 – incorporating LURB feedback to ask more specifically about how the process promoted "meaningful engagement."
- Version 3 – Corrected typos. Changed "comments – optional" to "narrative." Added text prompting explanation of how each section's requirements were met. Finalized text about describing how meaningful engagement was undertaken.
- Version 3.1 – Corrected typos, edited all statutory references to ensure consistent format, corrected one inaccurate statutory reference on page 15; made very minor wording changes to "New Tier 1B Requests" and "Part B" headings. Added instructions to address Act 59 goals and how areas planned for growth can accommodate housing targets.
- Version 4 – Expanded Future Land Use Element table with additional columns to describe specific downtown centers, village centers, etc. by municipality.