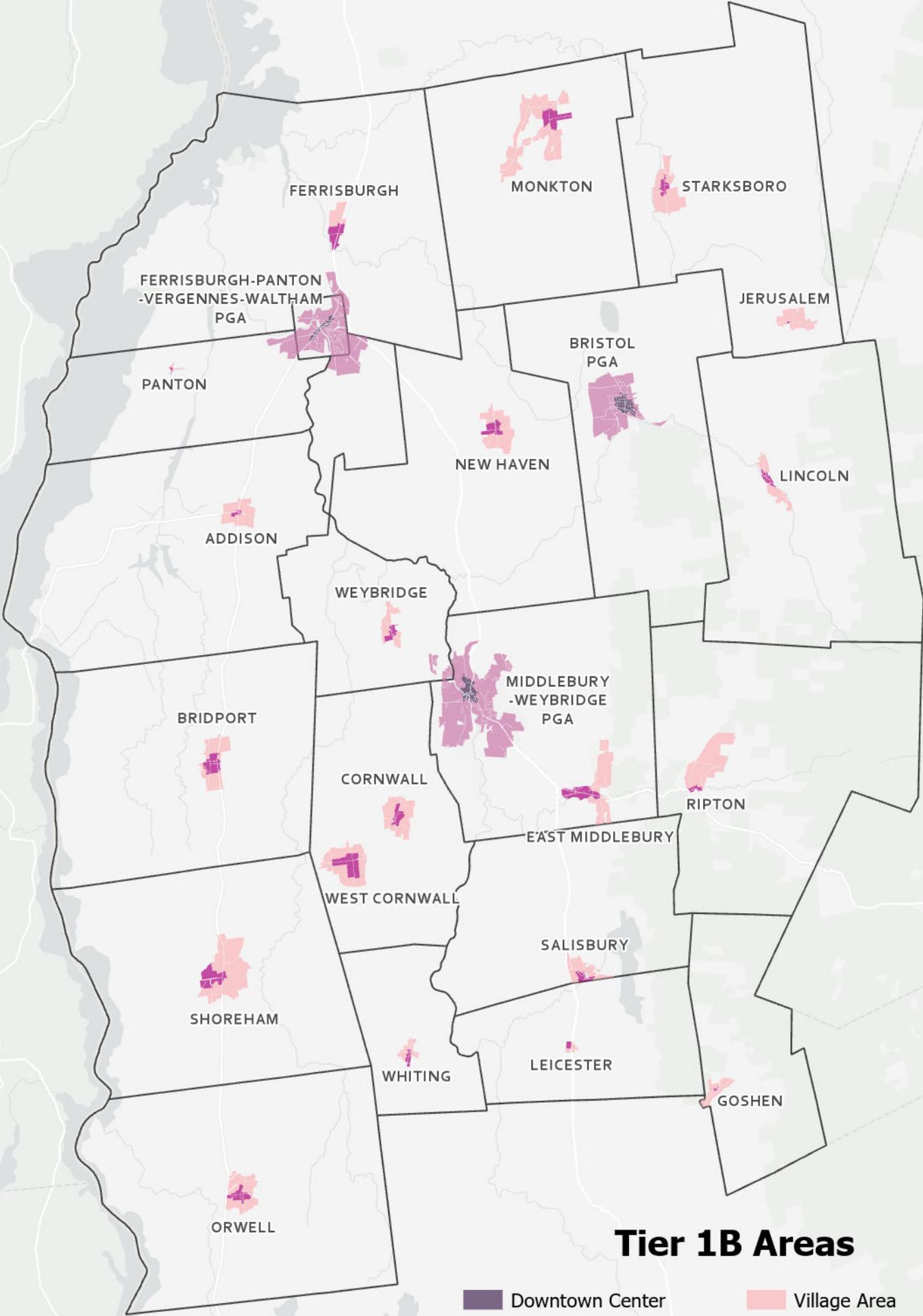


To: Vermont Land Use Review Board
From: Adam Lougee, Executive Director
Date: January 23, 2026
Subject: Tier 1B Memorandum

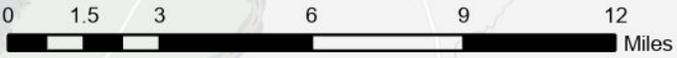
This memorandum is for the Addison County Regional Planning Commission’s (ACRPC) Preapplication Request for Tier 1B Status as outlined in Section 1.102(B)(3) of the LURB Guidelines for Regional Planning Applications. ACRPC is requesting Tier 1B approvals for eligible areas in 19 out of 21 towns in the Region, as summarized below and the map on the following page. Tier 1B eligible areas were mapped in accordance with the 24 V.S.A. §4348(a)(12). Documentation on eligibility and compliance with 10 V.S.A. §6033(b) for all eligible areas is enclosed.

Tier 1B Opt-In Summary:				
Downtown Centers	3	Middlebury Downtown Bristol Downtown Vergennes Downtown		
Village Centers	18	Addison Bridport Cornwall East Middlebury Village Ferrisburgh Goshen	Jerusalem Village Leicester Monkton New Haven Orwell Panton	Ripton Shoreham Starksboro West Cornwall Village Weybridge Whiting
Planned Growth Areas	3	Bristol Vergennes-flowing into Ferrisburgh, Panton, Waltham Middlebury-flowing into Weybridge		
Village Areas	18	Addison Bridport Cornwall Cornwall (West Cornwall Village) Ferrisburgh Goshen	Leicester Middlebury (East Middlebury Village) Monkton New Haven Orwell Panton	Ripton Shoreham Starksboro Starksboro (Jerusalem Village) Weybridge Whiting



Tier 1B Areas

-  Downtown Center
-  Planned Growth Area
-  Village Area
-  Village Center



Addison

Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Addison Village Center
Planned Growth Area	n/a	
Village Area	X	Addison Village Area
Notes:		
Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350	Confirmation Date: Addison's Plan is currently expired. However, this anticipates a new plan adoption and confirmation prior to final adoption of the Regional Plan.	
Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442	Bylaw Adoption Date: November 12, 2024 Subdivision Bylaw Adoption Date: November 12, 2024	
Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: Tri-Town Water District Wastewater infrastructure: Small Community system for school and municipal buildings Soils: Class I, II, and/or III on-site septic soils are generally available in the area.	
Has adequate municipal staff, municipal officials, or contracted capacity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.	

Bridport

Municipal Resolution to opt in 6033(c)(1)		Yes <input type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input checked="" type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Bridport Village Center
Planned Growth Area	n/a	
Village Area	X	Bridport Village Area
Notes: The Bridport Selectboard has not acted on Tier 1B; it is anticipated that they will act prior to the adoption of the Regional Plan.		
Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350	Confirmation Date: Bridport's Plan is currently expired. However, this anticipates a new plan adoption and confirmation prior to final adoption of the Regional Plan.	
Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442	Bylaw Adoption Date: August 22, 2006 Subdivision Bylaw Adoption Date: June 4, 2007	
Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: Tri-Town Water District Wastewater infrastructure: n/a Soils: Class I, II, and/or III on-site septic soils are generally available in the area.	
Has adequate municipal staff, municipal officials, or contracted capacity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipating resolution.	

Bristol

Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	X	Bristol Downtown Center
Village Center	n/a	
Planned Growth Area	X	Bristol Planned Growth Area
Village Area	n/a	
Notes:		
Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350		Confirmation Date: September 8, 2021
Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442		Bylaw Adoption Date: November 3, 2020 Subdivision Bylaw Adoption Date: November 3, 2020
Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: Bristol Water Department Wastewater infrastructure: Bristol Sewer Department Soils: Class I, II, and/or III on-site septic soils are generally available in the area.
Has adequate municipal staff, municipal officials, or contracted capacity		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Cornwall

Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		

Downtown Center	n/a	
Village Center	X	Cornwall Village Center, West Cornwall Village Center
Planned Growth Area	n/a	
Village Area	X	Cornwall Village Area, West Cornwall Village Area
Notes:		
Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350	Confirmation Date: September 13, 2023	
Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442	Bylaw Adoption Date: February 5, 2008 Subdivision Bylaw Adoption Date: August 23, 2022	
Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: n/a Wastewater infrastructure: n/a Soils: Class I, II, and/or III on-site septic soils are generally available in the area.	
Has adequate municipal staff, municipal officials, or contracted capacity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.	

<h2>Ferrisburgh</h2>		
Municipal Resolution to opt in 6033(c)(1)	Yes <input type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input checked="" type="checkbox"/>	
FLU Planning Areas Included:		
Downtown Center		
Village Center	X	Ferrisburgh Village Center
Planned Growth Area	X	Vergennes -Ferrisburgh-Panton-Waltham Planned Growth Area

Village Area	X	Ferrisburgh Village Area
Notes: The Ferrisburgh Selectboard has not acted on Tier 1B; it is anticipated that they will act prior to the final adoption of the Regional Plan.		
Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350	Confirmation Date: ACRPC is in the process of scheduling a confirmation hearing with Ferrisburgh. We anticipate it will occur in March or April.	
Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442	Bylaw Adoption Date: March 2, 2021 Subdivision Bylaw Adoption Date: March 2, 2021	
Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p><u>Planned Growth Area</u> Water supply: Vergennes Panton Water District Wastewater infrastructure: n/a Soils: Class I, II, and/or III on-site septic soils are generally available in the area. Sewer potentially available from Vergennes.</p> <p><u>Village Center & Village Area</u> Water supply: Vergennes Panton Water District Wastewater infrastructure: n/a Soils: Class I, II, and/or III on-site septic soils are generally available in the area.</p>	
Has adequate municipal staff, municipal officials, or contracted capacity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipating resolution.	

Goshen

Municipal Resolution to opt in 6033(c)(1)		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Goshen Village Center
Planned Growth Area	n/a	
Village Area	X	Goshen Village Area
Notes: The Goshen Selectboard has not acted on Tier 1B; it is anticipated that they will act prior to the adoption of the Regional Plan.		
Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350	Confirmation Date: The Goshen Town Plan is expired. The Town is currently working on its plan. It is unclear whether it will be adopted prior to the adoption of the Regional Plan.	
Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442	Bylaw Adoption Date: April 1, 2008 Subdivision Bylaw Adoption Date: March 3, 1982	
Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: n/a Wastewater infrastructure: n/a Soils: Soils: Class I, II, and/or III on-site septic soils are generally available in the area.	
Has adequate municipal staff, municipal officials, or contracted capacity	Yes <input type="checkbox"/> No <input type="checkbox"/> Uncertain at this time. We do not know whether Goshen will submit a resolution opting in to Tier 1B.	

Lincoln

Municipal Resolution to opt in 6033(c)(1)		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Lincoln Village Center
Planned Growth Area	n/a	
Village Area	X	Lincoln Village Area
Notes:		
Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350		Confirmation Date: April 11, 2018
Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442		Bylaw Adoption Date: March 1, 2011 Subdivision Bylaw Adoption Date: March 1, 2011
Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: n/a Wastewater infrastructure: n/a Soils: Soils: Class I, II, and/or III on-site septic soils are generally available in the area.
Has adequate municipal staff, municipal officials, or contracted capacity		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Leicester

Municipal Resolution to opt in 6033(c)(1)		Yes <input type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input checked="" type="checkbox"/>
FLU Planning Areas Included:		

Downtown Center	n/a	
Village Center	X	Leicester Village Center
Planned Growth Area	n/a	
Village Area	X	Leicester Village Area
Notes: The Leicester Selectboard has not acted on Tier 1B; it is anticipated that they will act prior to the adoption of the Regional Plan.		
Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350	Confirmation Date: The Leicester Town Plan is currently expired. Leicester is currently rewriting the plan. Leicester anticipates completing the plan prior to the adoption of the Regional Plan.	
Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442	Bylaw Adoption Date: 2/21/2005 Subdivision Bylaw Adoption Date: 2/1/2005	
Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: n/a Wastewater infrastructure: n/a Soils: Soils: Class I, II, and/or III on-site septic soils are generally available in the area.	
Has adequate municipal staff, municipal officials, or contracted capacity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> It is currently unclear whether Leicester will opt in to Tier 1B.	

<h2>Middlebury</h2>		
Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	X	Middlebury Downtown Center

Village Center	X	East Middlebury Village Center
Planned Growth Area	X	Middlebury-Weybridge Planned Growth Area
Village Area	X	East Middlebury Village Area
Notes:		
Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350	Confirmation Date: Middlebury’s Town Plan is currently expired. They are in the process of re-writing and adopting a new plan. ACRPC is uncertain whether that plan will be completed prior to the final adoption of the Regional Plan.	
Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442	Bylaw Adoption Date: August 23, 2022 Subdivision Bylaw Adoption Date: August 23, 2022	
Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p><u>Middlebury Downtown & PGA</u> Water supply: Middlebury Water Department Wastewater infrastructure: Middlebury Wastewater Treatment Facility Soils: Soils: Class I, II, and/or III on-site septic soils are generally available in the area.</p> <p><u>East Middlebury Village Center & Village Area</u> Water supply: East Middlebury Fire Department – 1 Wastewater infrastructure: n/a</p>	

	Soils: Soils: Class I, II, and/or III on-site septic soils are generally available in the area.
Has adequate municipal staff, municipal officials, or contracted capacity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Monkton		
Municipal Resolution to opt in 6033(c)(1)		Yes <input type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input checked="" type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Monkton Village Center
Planned Growth Area	n/a	
Village Area	X	Monkton Village Area
Notes: The Monkton Selectboard has not acted on Tier 1B; it is anticipated that they will act prior to the adoption of the Regional Plan.		
Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350	Confirmation Date: July 8, 2020	
Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442	Bylaw Adoption Date: March 7, 2023 Subdivision Bylaw Adoption Date: March 7, 2023	
Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: n/a Wastewater infrastructure: n/a Soils: Soils: Class I, II, and/or III on-site septic soils are generally available in the area.	

Has adequate municipal staff, municipal officials, or contracted capacity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipating resolution.
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New Haven

Municipal Resolution to opt in 6033(c)(1) Yes No Anticipated for Final

FLU Planning Areas Included:

Downtown Center	n/a	
Village Center	X	New Haven Village Center
Planned Growth Area	n/a	
Village Area	X	New Haven Village Area

Notes: The New Haven Selectboard has not acted on Tier 1B; it is anticipated that they will act prior to the adoption of the Regional Plan.

Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350	Confirmation Date: June 30, 2025
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Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442	Bylaw Adoption Date: August 21, 2012 Subdivision Bylaw Adoption Date: June 1, 2006
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Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: n/a Wastewater infrastructure: n/a Soils: Soils: Class I, II, and/or III on-site septic soils are generally available in the area.
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Has adequate municipal staff, municipal officials, or contracted capacity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Resolution attached.
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Orwell

Municipal Resolution to opt in 6033(c)(1)		Yes <input type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input checked="" type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Orwell Village Center
Planned Growth Area	n/a	
Village Area	X	Orwell Village Area
Notes: The Orwell Selectboard has not acted on Tier 1B; it is anticipated that they will act prior to the adoption of the Regional Plan.		
Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350	Confirmation Date: January 15, 2025	
Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442	Bylaw Adoption Date: March 1, 2019 Subdivision Bylaw Adoption Date: March 1, 2019	
Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: n/a Wastewater infrastructure: Orwell Wastewater Treatment Facility Soils: Soils: Class I, II, and/or III on-site septic soils are generally available in the area.	
Has adequate municipal staff, municipal officials, or contracted capacity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipating resolution	

Panton

Municipal Resolution to opt in 6033(c)(1)		Yes <input type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input checked="" type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center		
Village Center	X	Panton Village Center
Planned Growth Area	X	Ferrisburgh-Panton-Vergennes-Waltham Planned Growth Area
Village Area	X	Panton Village Area
Notes: The Panton Selectboard has not acted on Tier 1B; it is anticipated that they will act prior to the adoption of the Regional Plan.		
Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350		Confirmation Date: October 14, 2020
Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442		Bylaw Adoption Date: June 10, 2007 Subdivision Bylaw Adoption Date: June 1, 2001
Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <u>Planned Growth Area</u> Water supply: Vergennes Panton Water District Wastewater infrastructure: n/a Soils: Class I, II, and/or III on-site septic soils are generally available in the area. <u>Village Center & Village Area</u> Water supply: Vergennes Panton Water District Wastewater infrastructure: n/a

	Soils: Class I, II, and/or III on-site septic soils are generally available in the area.
Has adequate municipal staff, municipal officials, or contracted capacity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipating resolution.

Ripton		
Municipal Resolution to opt in 6033(c)(1)		Yes <input type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input checked="" type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Ripton Village Center
Planned Growth Area	n/a	
Village Area	X	Ripton Village Area
Notes: The Ripton Selectboard has not acted on Tier 1B; it is anticipated that they will act prior to the adoption of the Regional Plan.		
Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350	Confirmation Date: July 10, 2024	
Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442	Bylaw Adoption Date: March 11, 2018 Subdivision Bylaw Adoption Date: March 11, 2018	
Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: n/a Wastewater infrastructure: n/a Soils: Soils: Class I, II, and/or III on-site septic soils are generally available in the area.	
Has adequate municipal staff, municipal officials, or contracted capacity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipating resolution.	

Salisbury

Municipal Resolution to opt in 6033(c)(1)		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Salisbury Village Center
Planned Growth Area	n/a	
Village Area	X	Salisbury Village Area
Notes:		
Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350		Confirmation Date: June 5, 2023
Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442		Bylaw Adoption Date: May 12, 2015 Subdivision Bylaw Adoption Date: May 12, 2015
Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: n/a Wastewater infrastructure: n/a Soils: Soils: Class I, II, and/or III on-site septic soils are generally available in the area.
Has adequate municipal staff, municipal officials, or contracted capacity		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Shoreham

Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Shoreham Village Center
Planned Growth Area	n/a	
Village Area	X	Shoreham Village Area
Notes:		
Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350	Confirmation Date: Shoreham's Plan is currently expired. However, this anticipates a new plan adoption and confirmation prior to final adoption of the Regional Plan.	
Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442	Bylaw Adoption Date: March 22, 2019 Subdivision Bylaw Adoption Date: March 22, 2019	
Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: Tri Town Water District Wastewater infrastructure: Shoreham Wastewater Treatment System Soils: Class I, II, and/or III on-site septic soils are generally available in the area.	
Has adequate municipal staff, municipal officials, or contracted capacity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.	

Starksboro

Municipal Resolution to opt in 6033(c)(1)		Yes <input type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input checked="" type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Starksboro Village Center, Jerusalem Village Center
Planned Growth Area	n/a	
Village Area	X	Starksboro Village Area, Jerusalem Village Area
Notes: The Starksboro Selectboard has not acted on Tier 1B; it is anticipated that they will act prior to the final adoption of the Regional Plan.		
Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350		Confirmation Date: December 12, 2018
Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442		Bylaw Adoption Date: September 27, 2016 Subdivision Bylaw Adoption Date: September 27, 2016
Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <u>Jerusalem Village Center & Village Area</u> Water supply: n/a Wastewater infrastructure: n/a Soils: Soils: Class I, II, and/or III on-site septic soils are generally available in the area. <u>Starksboro Village Center & Village Area</u> Water supply: Starksboro Village Water Coop Wastewater infrastructure: n/a

	Soils: Class I, II, and/or III on-site septic soils are generally available in the area.
Has adequate municipal staff, municipal officials, or contracted capacity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipating resolution.

Vergennes		
Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	X	Vergennes Downtown
Village Center	n/a	
Planned Growth Area	X	Vergennes - Ferrisburgh-Panton-Waltham Planned Growth Area
Village Area	n/a	
Notes:		
Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350	Confirmation Date: September 9, 2020	
Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442	Bylaw Adoption Date: August 1, 2022 Subdivision Bylaw Adoption Date: July 17, 2012	
Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: Vergennes-Panton Water District Wastewater infrastructure: Vergennes Wastewater Treatment Facility Soils: Class I, II, and/or III on-site septic soils are generally available in the area.	

Has adequate municipal staff, municipal officials, or contracted capacity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.
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Waltham

Municipal Resolution to opt in 6033(c)(1) Yes No Anticipated for Final

FLU Planning Areas Included:

Downtown Center	n/a	
Village Center	n/a	
Planned Growth Area	X	Vergennes-Ferrisburgh-Panton-Waltham Planned Growth Area
Village Area	n/a	

Notes: Waltham does not have a village center. However, the Waltham Town Plan and zoning bylaws plan for the area included in the Vergennes PGA to be the most dense developed area of town.

The Waltham Selectboard has not acted on Tier 1B; it is anticipated that they will act prior to adoption of the Regional Plan.

Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350	Confirmation Date: January 8, 2025
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Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442	Bylaw Adoption Date: August 4, 2018 Subdivision Bylaw Adoption Date: August 4, 2018
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Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: Vergennes-Panton Water District Wastewater infrastructure: n/a
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	Soils: Class I, II, and/or III on-site septic soils are generally available in the area.
Has adequate municipal staff, municipal officials, or contracted capacity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipating resolution.

Weybridge		
Municipal Resolution to opt in 6033(c)(1)		Yes <input type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input checked="" type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Weybridge Village Center
Planned Growth Area	X	Middlebury-Weybridge Planned Growth Area
Village Area	X	Weybridge Village Area
Notes: The Weybridge Selectboard has not acted on Tier 1B; it is anticipated that they will act prior to adoption of the Regional Plan.		
Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350		Confirmation Date: March 11, 2020
Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442		Bylaw Adoption Date: May 27, 2014 Subdivision Bylaw Adoption Date: May 27, 2014
Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <u>Planned Growth Area</u> Water supply: Middlebury Water Department Wastewater infrastructure: Middlebury Wastewater Treatment Facility

	<p>Soils: Class I, II, and/or III on-site septic soils are generally available in the area.</p> <p><u>Village Center & Village Area</u></p> <p>Water supply: n/a</p> <p>Wastewater infrastructure: n/a</p> <p>Soils: Class I, II, and/or III on-site septic soils are generally available in the area.</p>
Has adequate municipal staff, municipal officials, or contracted capacity	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Anticipating resolution.</p>

Whiting		
Municipal Resolution to opt in 6033(c)(1)		Yes <input type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input checked="" type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Whiting Village Center
Planned Growth Area	n/a	
Village Area	X	Whiting Village Area
Notes: The Whiting Selectboard has not acted on Tier 1B; it is anticipated that they will act prior to adoption of the Regional Plan.		
Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350	Confirmation Date: June 13, 2018	
Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442	Bylaw Adoption Date: December 29, 2005 Subdivision Bylaw Adoption Date: December 29, 2005	
Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Has water supply, wastewater infrastructure, or soils that can	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: Whiting Water Coop	

accommodate a community system for compact housing development 6033(c)(5)	Wastewater infrastructure: n/a Soils: Class I, II, and/or III on-site septic soils are generally available in the area.
Has adequate municipal staff, municipal officials, or contracted capacity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipating resolution.

Municipality: Town of Addison, Vermont

- Whereas In accordance with Vermont Statute, 10 V.S.A. Section 6033 a municipality may request Tier 1B status for the purposes of Act 250 jurisdiction.
- Whereas The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.
- Whereas The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.
- Whereas The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development.
- Whereas The municipality has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.
- Whereas The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area in accordance with 6033(c)(6).

Now, therefore be it resolved that

The municipality hereby requests to have the Village Center Village Area mapped for Tier 1B status.

Adopted at a duly noticed public meeting held on Nov. 4, 2025

Attest:

Signature Jeff Kauffman, Sr.

Name Jeff Kauffman Sr

Title Chair, Addison Selectboard. (Secretary or Chair)

MUNICIPAL RESOLUTION

Act 181 – Tier 1B Status

Municipality: Town of Bristol

Whereas In accordance with Vermont Statute, 10 V.S.A. Section 6033 a municipality may request Tier 1B status for the purposes of Act 250 jurisdiction.

Whereas The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.

Whereas The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.

Whereas The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development.

AND

Whereas The municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality that are consistent with the necessary standards.

Whereas The municipality has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.

Whereas The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

Now, therefore be it resolved that

The municipality hereby requests to have the Downtown Center and Planned Growth Area mapped for Tier 1B status.

Adopted at a duly noticed public meeting held on October 27, 2025

Attest:

Signature John Hefferman

Name John Hefferman

Title Selectboard Chair, Town of Bristol

MUNICIPAL RESOLUTION

Act 181 – Tier 1B Status

Municipality: Town of Cornwall

Whereas In accordance with Vermont Statute, 10 V.S.A. Section 6033 a municipality may request Tier 1B status for the purposes of Act 250 jurisdiction.

Whereas The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.

Whereas The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.

Whereas The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development.

Whereas The municipality has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.

Whereas The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

Now, therefore be it resolved that

The municipality hereby requests to have the Village Centers and surrounding Village Areas mapped for Tier 1B status.

Adopted at a duly noticed public meeting held on December 16, 2025.

Attest:

Signature 

Name Tanya Byker

Title Cornwall, VT Selectboard Chair



TOWN OF MIDDLEBURY, VERMONT
LETTER OF SUPPORT

MUNICIPALITY: MIDDLEBURY, VERMONT

Whereas In accordance with Vermont Statute, 10 V.S.A. §6033 a municipality may request Tier 1B status for the purposes of Act 250 jurisdiction,

Whereas This municipality has consistently adopted and approved Town Plans for many decades, and is in the process of developing its latest Town Plan,

Whereas This municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §4414, §4418, and §4442,

Whereas The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development.

AND

Whereas This municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality that are consistent with the necessary standards,

Whereas This municipality has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B,

Whereas This municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area,

Whereas This municipality’s Planning Commission assisted in developing the proposed Land Use maps at a number of public meetings in the summer of 2026, as now assembled by the Addison County Regional Planning Commission,

Now, therefore be it resolved that:

The Town of Middlebury Selectboard strongly supports the draft Addison County Regional Plan that will be submitted to the State of Vermont Land Use Review Board. Furthermore, the next Middlebury Town Plan, currently under development, will illustrate support for the draft Future Land Use Maps submitted by ACRPC. Finally, once a Town Plan is adopted, the Selectboard will consider possible application for heightened Act 181 Tier status.

Resolution was adopted at a duly noticed public meeting held on January 13, 2026.

ATTEST

Signature: _____

Name: Brian Carpenter

Title: Chairman

- Middlebury, Selectboard Chair

Municipality: **New Haven**

- Whereas In accordance with Vermont Statute, 10 V.S.A. Section 6033 a municipality may request Tier 1B status for the purposes of Act 250 jurisdiction.
- Whereas The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.
- Whereas The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.
- Whereas The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development.
- Whereas The municipality has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.
- Whereas The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area in accordance with 6033(c)(6).

Now, therefore be it resolved that

The municipality hereby requests to have the Village Center / Village Area mapped for Tier 1B status.

Adopted at a duly noticed public meeting held on January 20, 2026

Attest: *Pamela Kingman, Town Clerk, New Haven*

Signature _____

Name *John R. Rideau*

Title Selectboard Chair

Town of Shoreham

RESOLUTION

WHEREAS, in accordance with Vermont Statute, 10 V.S.A. Section 6033 a municipality may request Tier 1B status for the purposes of Act 250 jurisdiction.

WHEREAS, the Town of Shoreham has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.

WHEREAS, the Town of Shoreham has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.

WHEREAS, the Town of Shoreham has adopted flood hazard and river corridor bylaws applicable to the entire municipality that are consistent with the necessary standards.

WHEREAS, the Town of Shoreham has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.

WHEREAS, the Town of Shoreham has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

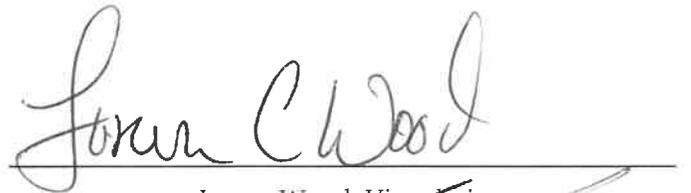
NOW, THEREFORE, BE IT RESOLVED that the Town of Shoreham hereby requests to have the Village Center and Village Area as mapped by the Addison County Regional Planning Commission, approved for Tier 1B status.

Adopted at a duly noticed public meeting held on **January 14, 2026**.

Selectboard:



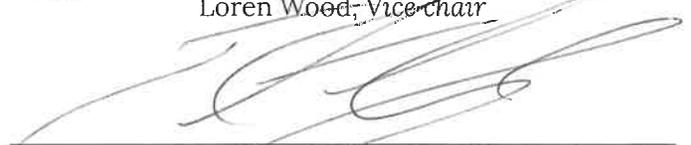
Stephen Goodrich, Chair



Loren Wood, Vice chair



Rebecca Kerr, Selectboard member



Peter Lynch, Selectboard member

Mark Spitzner, Selectboard member

MINUTES
 REGULAR MEETING of the CITY COUNCIL CITY OF
 VERGENNES, VERMONT
 Tuesday, August 26, 2025
6:30 p.m.

Attendees: Mayor Bearor, Deputy Mayor Austin, Alderman Harder-Hyde, Alderman Koenig, Alderman Montgomery, Alderman Murray-Killon
 City Clerk/Treasurer-Betsy Sullivan, Assistant Clerk-Sandy Rooney, Zoning Administrator- David Austin, Shannon Haggett, Tim Cowan, James Dragon

1. Microphone Check. Is Media Factory ready to go OR has ZOOM recording been activated?
2. Call to Order- 6:36 p.m.
3. Pledge of Allegiance
4. Amendments to Agenda- add to B... b2- schedule boundary informational meetings.
5. Visitors – Before speaking, please state your name and town/city of residence. Address remarks to the mayor and limit comments to three minutes.
6. Approval of Minutes * (08/12/25) Deputy Mayor Austin moved to approve with a second from Alderman Murray-Killon. Approved 6-0
7. Approval of Warrants* (08/26/25) Deputy Mayor Austin moved to approve with a second from Alderman Murray-Killon. Approved 6-0
8. City Council Business
 - a. Request for a motion to appoint James Dragon to the Vergennes City Council to serve a term ending March, 2026.* Deputy Mayor Austin moved to approve with a second from Alderman Harder-Hyde. Approved 6-0
 - b. 1. Consideration of a request for a motion to appoint two council members to serve with two members of the Panton Selectboard on a joint committee, to be called the Ad Hoc Vergennes/Panton Boundary Committee, with the charge of reviewing the boundary options and reporting back with recommendations to their respective legislative bodies. ** Deputy Mayor Austin moved to approve with a second from Alderman Murray-Killon. Approved 6-0. Deputy Mayor moved to amend the first motion to appoint Alderman Koenig and Alderman Murray-Killon as the two members to be on a joint committee with the Panton Select Board to be called the Ad Hoc Vergennes/Panton Boundary Committee with the charge of reviewing options and reporting back with recommendations. Second from Alderman Harder-Hyde. Approved 6-0.
 2. Set two dates for the Vergennes/Panton Boundaries informational meetings. Deputy Mayor Austin suggested holding two public informational meetings regarding the Vergennes/Panton Boundaries, two separate dates in September, with dates to be decided.
 3. Presentation of Future Land Use Opportunities for the City of Vergennes, presented by Shannon Haggett, Chair, Vergennes Planning Commission. ***

MINUTES
REGULAR MEETING of the CITY COUNCIL CITY OF
VERGENNES, VERMONT
Tuesday, August 26, 2025

6:30 p.m.

- d. Request for a motion to approve the Draft Future Land Use (FLU) Area Map as presented to the City Council on August 26, 2025." Deputy Mayor Austin moved to approve with a second from Alderman Harder-Hyde. Approved 6-0
- e. Request for a motion to authorize staff : 1) opt-in to the Act 181 process; 2) apply for Tier 1B, and potentially Tier 1A designation in the growth areas under Act 181. Deputy Mayor Austin moved to approve with a second from Alderman Montgomery. Approved 6-0
- f. Request to for a motion to receive the following proposed amendments to the City of Vergennes Zoning and Subdivision Regulations from the Vergennes Planning Commission: Pursuant to 24 V.S.A. Chapter §4441, to amend Article XVI Section 1603 to allow Retail Store as a Conditional Use within the Historic Neighborhood District; and to Amend Article XVI Section 1607 to allow Dwellings as a Conditional Use within the Commercial District. * Alderman Koenig moved to approve with a second from Deputy Mayor Austin. Approved 6-0
- g. Request for a motion to set two (2) public hearings regarding changes to Article XVI Section 1603 Historic Neighborhood District (HN); and Article XVI Section 16078 Commercial District (COM) to be held during Vergennes City Council meetings at 6 pm, time certain, on both Tuesday, September 23, 2025 and Tuesday, October 14, 2025. Deputy Mayor Austin moved to approve with a second from Alderman Harder-Hyde. Approved 6-0
9. Adjournment – Deputy Mayor moved to adjourn at 7:09 p.m. with a second from Alderman Murray-Killon. Approved 6-0

MINUTES
REGULAR MEETING of the CITY COUNCIL CITY OF
VERGENNES, VERMONT
Tuesday, August 26, 2025
6:30 p.m.