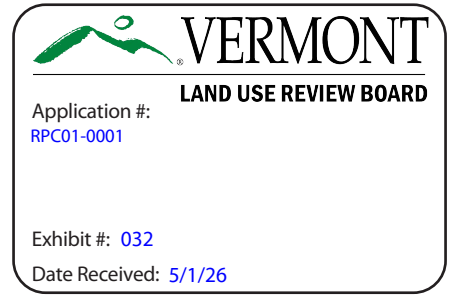


# MEMORANDUM



**TO:** Land Use Review Board

**FROM:** Addison County Regional Planning Commission

**DATE:** April 30<sup>th</sup>, 2026

**RE:** Planned Growth Area (PGA) Designation — Mapping Methodology and Statutory Compliance

## Purpose

This memorandum documents the methodology used to identify and map Planned Growth Areas (PGAs) in Ferrisburgh, Panton, Waltham, and Weybridge in accordance with 24 V.S.A. § 4348a(a)(12)(B) and RPC Mapping Guidance (v. 4.0, adopted February 24, 2026). It explains how each statutory criterion was evaluated and applied, and serves as a record of compliance for future plan updates or regulatory inquiries.

This memo specifically addresses the PGAs in Ferrisburgh, Panton, Waltham, and Weybridge. These PGAs were identified by the Land Use Review Board (LURB) in its Pre-Application Response Letter to ACRPC as requiring additional information on more than one criterion to determine whether the designations meet statutory standards.

Three additional PGAs — Bristol, Middlebury, and Vergennes — were flagged by the LURB as requiring additional information on flood hazard and river corridor mapping only; those areas are addressed in the companion memo, RE: Flood Hazard and River Corridor Area Mapping Methodology and Statutory Compliance.

*Please note: To improve readability, ACRPC has elected to use a simplified name for the PGAs rather than the formal naming convention required by the methodology. For example, “Panton Town, Vergennes PGA” has been shortened to “Panton PGA.”*

## Removal of the Panton PGA

After reviewing currently adopted planning documents for the Town of Panton, ACRPC has determined that the Panton PGA does not meet eligibility thresholds at this time and has reclassified those parcels as Rural General. The PGA was originally extended from Vergennes into Panton based on conversations with the Panton Planning Commission, which expressed interest in pursuing higher-density, mixed-use development in the area. Panton is currently updating its Town Plan and has committed to incorporating the planning considerations and policies necessary for PGA designation. However, that updated Town Plan has not yet been adopted, and without a currently adopted document reflecting those intentions, the area falls short of the conditions required for PGA eligibility. ACRPC views the portion of Panton abutting Vergennes as a strong candidate for future PGA designation and anticipates revisiting this classification upon adoption of Panton’s updated Town Plan.

## Background and Statutory Framework

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Planned Growth Areas are Future Land Use (FLU) designations representing high-density existing settlement and future growth areas with concentrations of population, housing, and employment. They are intended to include a mix of historic and non-historic commercial, residential, and civic or cultural sites with active streetscapes, supported by public infrastructure and multimodal transportation. PGAs also incorporate previously designated Village Centers, Downtowns, New Town Centers, Growth Centers, and Neighborhood Development Areas (NDAs) designated under Chapter 76A.

The statutory criteria governing PGA designation are set forth at 24 V.S.A. § 4348a(a)(12)(B)(i)-(vii). These criteria, and the RPC mapping methodology applied to meet them, are described in detail below.

## Mapping Methodology

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### Step 1: Municipal Plan, Confirmed Planning Process, and Adopted Bylaws

The first step in the mapping process was to verify that each municipality has a duly adopted and approved municipal plan, a confirmed planning process in accordance with 24 V.S.A. § 4350, and adopted bylaws and regulations pursuant to 24 V.S.A. §§ 4414, 4418, and 4442. This prerequisite is foundational: if a municipality does not satisfy this requirement, no PGA designation can proceed.

- **Ferrisburgh's** plan was reviewed and confirmed to be duly adopted and approved effective December 16, 2025. The planning process has been confirmed in accordance with § 4350. Applicable zoning, subdivision, and other land use regulations have been adopted as required. Additionally, the municipal plan was reviewed to confirm it supports a diversity of housing types — including duplexes and multi-unit structures — as well as low- and moderate-income housing. Further, the municipality is currently collaborating on a Transit-Oriented Development Master Plan with Vergennes, which is designed to align with the Vermont HOME Act. Accordingly, the housing diversity requirement was presumed satisfied per RPC guidance regardless of whether development regulations have been fully updated.
- **Waltham's** plan was reviewed and confirmed to be duly adopted and approved effective November 11, 2024. The planning process has been confirmed in accordance with § 4350. Applicable zoning, subdivision, and other land use regulations have been adopted as required. Additionally, the municipal plan was reviewed to confirm it supports a diversity of housing types — including duplexes and multi-unit structures — as well as low- and moderate-income housing.
- **Weybridge's** plan was reviewed and confirmed to be duly adopted and approved effective October 3, 2019. The planning process has been confirmed in accordance with § 4350. Applicable zoning, subdivision, and other land use regulations have been adopted as required. Additionally, the municipal plan was reviewed to confirm it supports a diversity of housing types — including duplexes and multi-unit structures — as well as low- and moderate-income housing.

## Step 2: Mapping Existing Designated Centers and Proposed Centers

All existing state-designated centers within the Region were mapped as the initial spatial framework for PGAs. These included the existing designated Downtown and Historic Centers of Vergennes and Middlebury.

These previously designated areas were treated as the core of the PGA, consistent with the statutory directive that PGAs include areas previously designated under Chapter 76A and the principle that each Downtown or Village Center serving as a regional or sub-regional economic and/or civic hub should be surrounded by a Planned Growth Area.

Each municipality considered in this memorandum is part of a larger growth center that originates in another municipality and extends across town boundaries. The Vergennes Downtown and Historic Centers are the core of the PGA that extends into Ferrisburgh and Waltham. The Middlebury Downtown and Historic Centers are the core of the PGA that extends into Weybridge.

## Step 3: Mapping the Interim Act 250 Exemption Area

See Exhibit B for reference maps

The ¼-mile and ½-mile interim Act 250 exemption areas were mapped around the designated centers identified in Step 2 of the PGA mapping methodology. These areas were used as initial reference boundaries for evaluating potential PGA extents, subject to expansion or reduction based on the substantive criteria applied in Step 4.

## Step 4: Refinement Against Statutory Criteria

The draft PGA boundaries established in Steps 2 and 3 were reviewed and adjusted against each of the following criteria. The word “generally” in the statute was interpreted, consistent with RPC guidance, to permit minor areas that, for mapping purposes, make sense to include even if they do not fully satisfy all criteria.

### Criterion (a): Higher-Density Residential and Mixed-Use Planning

See Exhibit C for reference maps

The draft boundary was compared against each municipality’s Future Land Use and/or Zoning maps and supporting plan text to verify that included areas are planned for higher-density residential and/or mixed-use development, consistent with 24 V.S.A. § 4348a(a)(12)(B)(v). The PGA may encompass multiple land use planning areas or zoning districts; not all must be mixed-use, but the area as a whole must reflect an intent for higher-density development.

- **Ferrisburgh:** The municipal plan designates the area of the proposed PGA as 'Mixed Use'. The zoning districts associated with this area are Highway Mixed Use and Industrial. The 2025 Town Plan describes the southern part of the Mixed-Use area, where the PGA is located, as “a natural extension of the existing development within the city of Vergennes.

The southern area adjacent to Vergennes could be developed as part of a joint [Transit-Oriented Development (TOD)] Master Plan with part of Vergennes...with a focus on a multi-nodal transportation hub around the Amtrak station. This could allow for increased density of housing to meet present and future demand, within walking distance of downtown Vergennes.” (2025 Ferrisburgh Town Plan, Pg 78).

The Joint TOD Master Plan describes the area comprising the PGA as a unique mix of transit assets, underutilized sites, and regional initiatives that make it well-positioned for transit-oriented development. The study area is well-positioned between the City of Burlington and the Town of Middlebury to see a strong amount of housing and employment growth over the next 25 years. The TOD Master Plan recommends that “zoning regulations should allow a wide range and array of residential and non-residential uses in the Growth Areas as “Permitted Uses” that can be permitted “by-right” and without a discretionary review process. Examples include allowing all types of attached and detached residential uses, most small to medium-sized retail and services, hospitality and entertainment, bed and breakfasts and hotels, schools and daycare, and many small-scale manufacturing and processing.” (Vergennes-Ferrisburgh TOD Master Plan, Pg. 23).

- **Waltham:** The area covered by the Waltham PGA is referred to as the Northern Residential Region in the Waltham Town Plan. This area is the only high density residential and mixed-use area in Waltham. Waltham is unique in the Region as it does not have an independent village nor downtown center. Rather, the densest areas of Waltham are intrinsically connected to the Vergennes center.

The following is an excerpt from the Waltham Town Plan concerning the current and future land use of the Northern Residential Region/PGA:

*Over half of the town’s housing is located in this area. Residential development is the existing predominant land use, with denser development closer to Vergennes and larger residential lots as well as farm and forestland to the South and East. The purpose of the Northern Residential Land Use Region is to provide a designated area for future housing and small commercial opportunities, encouraging denser, compact, neighborhood development, close to the existing amenities in Vergennes.*

*DESIRED CONDITIONS: This constitutes the best area for residential and other new developments. If new development occurs, whether residential or commercial, it should be located near existing settlements, clustered on small lots, sited to preserve views and avoid strip development. Planned unit developments (PUDs), that preserve shared open spaces and cluster development, are appropriate for this section. Farmland is a modest, but desirable component of this region. Productive soils and proximity to large agricultural parcels of farmland, in the other land use areas, makes conservation and preservation of farmland and open space in this region a logical design consideration. Provisions shall be made to minimize clearing of natural vegetation and otherwise conserve large undeveloped woodlands and farmlands to help keep neighborhoods distinct. The inclusion of sidewalks and bike paths should be encouraged for new developments in*

*this section to facilitate pedestrian access to Vergennes and between neighborhoods. (Waltham Town Plan, pg. 66-67).*

- **Weybridge:** The area covered by the Weybridge PGA is called the Pulp Mill Bridge region in Weybridge planning documents. The Weybridge Town Plan states “Weybridge borders the Town of Middlebury’s Village area in the Pulp Mill Bridge region. On both sides of this border, development is encouraged to remain high and medium density residential, with some planned agricultural residential sections.” (Weybridge Town Plan, pg. 74). Most of this area is zoned High Density Residential. There are small pieces of the Planned Agriculture and Residential Zoning District where the PGA boundaries were snapped to parcel lines rather than zoning district lines. Considered as a whole, the Middlebury/Weybridge PGA includes the following zoning areas that provide for the mixed-use high density residential composition required for PGA designation: Central Business, General Commercial, Mixed Use, Institutional, and High Density Residential.

### **Criterion (b): Public Water or Wastewater Service**

See Exhibit D for reference maps

The PGA boundaries were evaluated against available public water and wastewater service area mapping to satisfy the requirement at 24 V.S.A. § 4348a(a)(12)(B)(ii) that the area be served by public water or wastewater infrastructure. “Public water system” includes small systems with at least 15 service connections or that serve an average of at least 25 individuals for at least 60 days per year.

- **Ferrisburgh:** The PGA boundary was drawn to include areas within or contiguous to the existing service area where extension of service is generally feasible (within approximately 1,000 feet of existing lines of the Vergennes-Panton Water District), without encouraging linear strip development. Known geologic or other barriers were considered. System capacity was not evaluated, consistent with RPC guidance. All parcels included within the PGA are served by the VPWD.

In addition to the existing infrastructure, the City of Vergennes operates its own municipal wastewater system and has planned a \$30 million upgrade (slated for approximately 2026). This investment aims to address existing deficiencies while expanding capacity to meet demands. In contrast, the Town of Ferrisburgh has no municipal wastewater. As part of the TOD planning process, informal discussions have begun regarding a potential inter-municipal agreement between Vergennes and Ferrisburgh to share wastewater capacity on a limited basis (e.g. immediately adjacent to Vergennes west of US 7, where the PGA is located). (Vergennes-Ferrisburgh TOD Master Plan, Pg. 14)

- **Waltham:** The PGA boundary was drawn to include areas within or contiguous to the existing service area where extension of service is generally feasible (within approximately 1,000 feet of existing lines of the Vergennes-Panton Water District), without encouraging linear strip development. Known geologic or other barriers were considered. System capacity was not evaluated, consistent with RPC guidance. All parcels included within the PGA are served by the VPWD.

- **Weybridge:** Mapped service areas were available for the municipal water and sewer systems. The PGA boundary was drawn to include areas within or contiguous to the existing Middlebury Water Department service area where extension of service is generally feasible (within approximately 1,000 feet of existing lines), without encouraging linear strip development. Known geologic or other barriers were taken into account. System capacity was not evaluated, consistent with RPC guidance. All parcels included within the PGA are served by the Middlebury Water Department.

### Criterion (c): Complete Streets and Pedestrian Access

See Exhibit E for reference maps

The PGAs were assessed for compliance with 24 V.S.A. § 4348a(a)(12)(B)(vii), which requires that the area be served by planned or existing transportation infrastructure conforming with “complete streets” principles under 19 V.S.A. Chapter 24, with pedestrian access directly to the Downtown, Village Center, or New Town Center.

The mapping standard requires that approximately 65% of e-911 address points within the PGA be located within ¼ mile of streets with at least one form of existing or planned complete streets infrastructure (e.g., sidewalks, shared-use paths, dedicated lanes, transit, adequate shoulders). To qualify as “planned,” infrastructure must be included in a capital budget, official map, annual municipal budget, or capital improvement program that includes financing information. For undeveloped parcels, walkable infrastructure requirements must be included in municipal bylaws or regulations.

- **Ferrisburgh:** A review of existing public transit, sidewalk, and path networks, combined with infrastructure identified in Ferrisburgh’s Transportation Oriented Development Plan, confirmed that more than 65% of e-911 address points within the PGA be located within ¼ mile of streets with at least one form of existing or planned complete streets infrastructure. When considering only the area of the PGA that falls within Ferrisburgh, 68% of e-911 points are currently within the draft PGA are within ¼ mile of qualifying complete streets infrastructure. This number is expected to increase as the TOD Master Plan is implemented. When the entire Ferrisburgh-Vergennes-Waltham PGA is considered, 98% of e-911 sites are within ¼ mile of qualifying complete streets infrastructure. Pedestrian access directly to the Vergennes Downtown is provided via existing and planned sidewalks along VT 22A as well as via the Tri-Town Vergennes public transit route provided by Tri-Valley Transit.
- **Waltham:** A review of existing sidewalk and path networks confirmed that approximately 90% of e-911 points within the Waltham PGA are within ¼ mile of qualifying complete streets infrastructure. When the full Ferrisburgh-Vergennes-Waltham PGA is considered, 98% of e-911 sites meet that threshold. Pedestrian access to downtown Vergennes is provided by sidewalk networks on South Maple Street, Green Street, and New Haven Road. Streets with fewer than 1,000 vehicles per day and a posted speed limit of 25 mph or less were not required to have sidewalks per the RPC guidance.

The Waltham Town Plan anticipates future expansion of this network, stating that “the inclusion of sidewalks and bike paths should be encouraged for new developments in this

section to facilitate pedestrian access to Vergennes and between neighborhoods" (Waltham Town Plan, pp. 66–67).

ACRPC acknowledges that the Waltham PGA currently lacks a complete streets network connecting its outer areas to the Vergennes core. Nonetheless, ACRPC has extended the PGA into Waltham based on two compelling policy rationales.

First, Waltham is the only municipality in the Region without a village or downtown area of its own. RPC guidance recommends that each municipality should generally have a designated village or downtown center where qualifying areas exist. Because Waltham has no such area, and because its Town Plan directs growth toward the area closest to Vergennes, a PGA designation is the only FLU tool available to support the Town in meeting its housing targets.

Second, the PGA extension captures Gervy Mobile Home Park, a manufactured home community. This community represents the type of existing, affordable residential density that regional plans should prioritize. Its residents travel within the regional growth area today without adequate pedestrian or bicycle infrastructure. Including Gervy Mobile Home Park within the PGA establishes the planning framework and regulatory expectation necessary to direct future transportation investments to close that gap. Excluding it on complete streets infrastructure grounds alone, when public water and high-density requirements are met, would penalize lower-income residents for living in an area historically underserved by public investment, an outcome inconsistent with Vermont's housing and equity goals.

The Waltham Town Plan's commitment to future complete streets infrastructure further supports this approach. The RPC methodology recognizes that adopted plan language expressing a municipal commitment to complete streets can satisfy the criterion where built infrastructure does not yet exist. The PGA designation and the complete streets buildout are mutually reinforcing; each makes the other more likely to be realized.

- **Weybridge:** A review of existing sidewalk and path networks confirmed that approximately 100% of e-911 points within the draft PGA are within ¼ mile of qualifying complete streets infrastructure.

From the eastern portion of the PGA, near Pulp Mill Bridge Road, pedestrian access directly to the Downtown is provided via several routes. The area is connected to downtown via sidewalks along Pulp Mill Bridge Road, Weybridge Road (Route 23), and Seymour Road. The area is also served by public transit that connects directly to downtown. Finally, the area is also connected to downtown by the Trails Around Middlebury (TAM) shared use trail system.

From the western portion of the PGA, near Sheep Farm Road, Downtown Middlebury is accessed via the TAM. The TAM crosses Weybridge Road (Route 23) to the south of the PGA and connects users to the Middlebury College campus and Middlebury Downtown Center in less than a ½ mile.

The Weybridge PGA is also planned for additional complete streets infrastructure in the future. Although these planning initiatives do not yet have capital planning, the ACRPC believes that creation of the PGA in this area will facilitate further complete streets projects. The Weybridge Town Plan includes several relevant policies for this area:

1. A transportation policy of the Town Plan to “[s]upport the development of bike and pedestrian paths on some of the Town’s highways, such as Pulp Mill Bridge Road and Morgan Horse Farm Road, to provide increased recreational opportunity and

safety and energy-conserving alternatives to the automobile for personal transportation.” (Weybridge Town Plan, pg 25).

2. A recreation policy of the Town Plan is to “[e]ncourage the creation of designated rights of way for bicycles and pedestrians on all roads in conjunction with the reconstruction of those roads.” (Weybridge Town Plan, pg 40).
3. A compatibility policy of the Town Plan is to “[p]articipate with adjoining towns in planning for improvements of roads and bridges, and sidewalks and bike paths, connecting Weybridge with its neighbors.” (Weybridge Town Plan, pg 74).

### **Criterion (d): Parcel Line and Geographic Feature Alignment**

The draft boundaries of each PGA were reviewed and snapped to parcel lines where reasonable, to produce legally coherent and administratively useful boundaries. Geographic features such as rivers, streams, and wetlands were also considered as natural boundary delineators. River corridor and FEMA floodplain boundaries were used as boundaries in communities that did not have river corridor bylaws or flood hazard bylaws.

### **Criterion (e): Flood Hazard and River Corridor Exclusions**

See Exhibit A for reference maps

Flood hazard areas and river corridors were excluded from the PGA consistent with 24 V.S.A. § 4348a(a)(12)(B)(iv) and § 29-201 of the Vermont Flood Hazard Area and River Corridor Rule, except where pre-existing development exists in areas suitable for infill development or redevelopment.

Flood hazard areas and river corridors in lower-density locations away from the central core were excluded from the boundary. Areas within or adjacent to the highest-density portion of the center that contain pre-existing development and are identified as suitable for infill or redevelopment per § 29-201 were reviewed on a case-by-case basis and included or excluded as described below.

- **Ferrisburgh:** The Ferrisburgh PGA does not contain flood hazard areas nor river corridors. This criterion is moot.
- **Waltham:** The Waltham PGA was adjusted to remove flood hazard areas and river corridors. This area is unsuitable for infill because the Waltham PGA is currently developed at a lower density and is not immediately adjacent to Vergennes central core.
- **Weybridge:** The Weybridge PGA was adjusted to remove flood hazard areas and river corridors. This area is unsuitable for infill because the Weybridge PGA is not immediately adjacent to Middlebury central core.

### **Criterion (f): Sufficient Land Area for Housing Diversity**

The PGA was evaluated to confirm it is large enough to provide for a substantial portion of new housing meeting the needs of a diversity of social and income groups, consistent with 24 V.S.A. § 4348a(a)(12)(B)(vi) and the overall goal at 24 V.S.A. § 4302(c)(11) that the PGA, combined with any Downtown Centers, Village Centers, or Village Areas, accommodate a substantial majority of new housing growth.

RPC guidance requires that the area allow for a minimum of 5 units per acre and contain sufficient land area to meet the municipality's housing target. Both infill parcels and undeveloped greenfields were counted equally. Where the area was found insufficient, consideration was given to expanding the boundary or acknowledging that a greater share of new housing would need to occur in the Rural General FLU area.

For all PGAs considered in this memo, the preceding criteria limited further expansion of the PGA. ACRPC applied a region-wide split to place 60% of required housing growth in Downtown Centers, Village Centers, Planned Growth Areas, and Village Areas and 40% of growth in other future land use areas, particularly Rural General. This split is sufficient to meet the Region's housing targets.

## Summary and Conclusion

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Based on the analysis described above, the Planned Growth Areas designated for Ferrisburgh, Panton, Waltham, and Weybridge all satisfy the applicable statutory criteria under 24 V.S.A. § 4348a(a)(12)(B) and conforms with the RPC mapping methodology. The boundaries reflects areas with existing or planned public infrastructure, higher-density residential and mixed-use land use designations, complete streets access, and sufficient development capacity to accommodate a substantial majority of future housing growth.

Minor deviations from individual criteria in limited areas are noted above and are consistent with the RPC's interpretation that the word "generally" in the statute allows for practical mapping decisions where strict adherence would produce unreasonable or counterproductive boundary configurations.

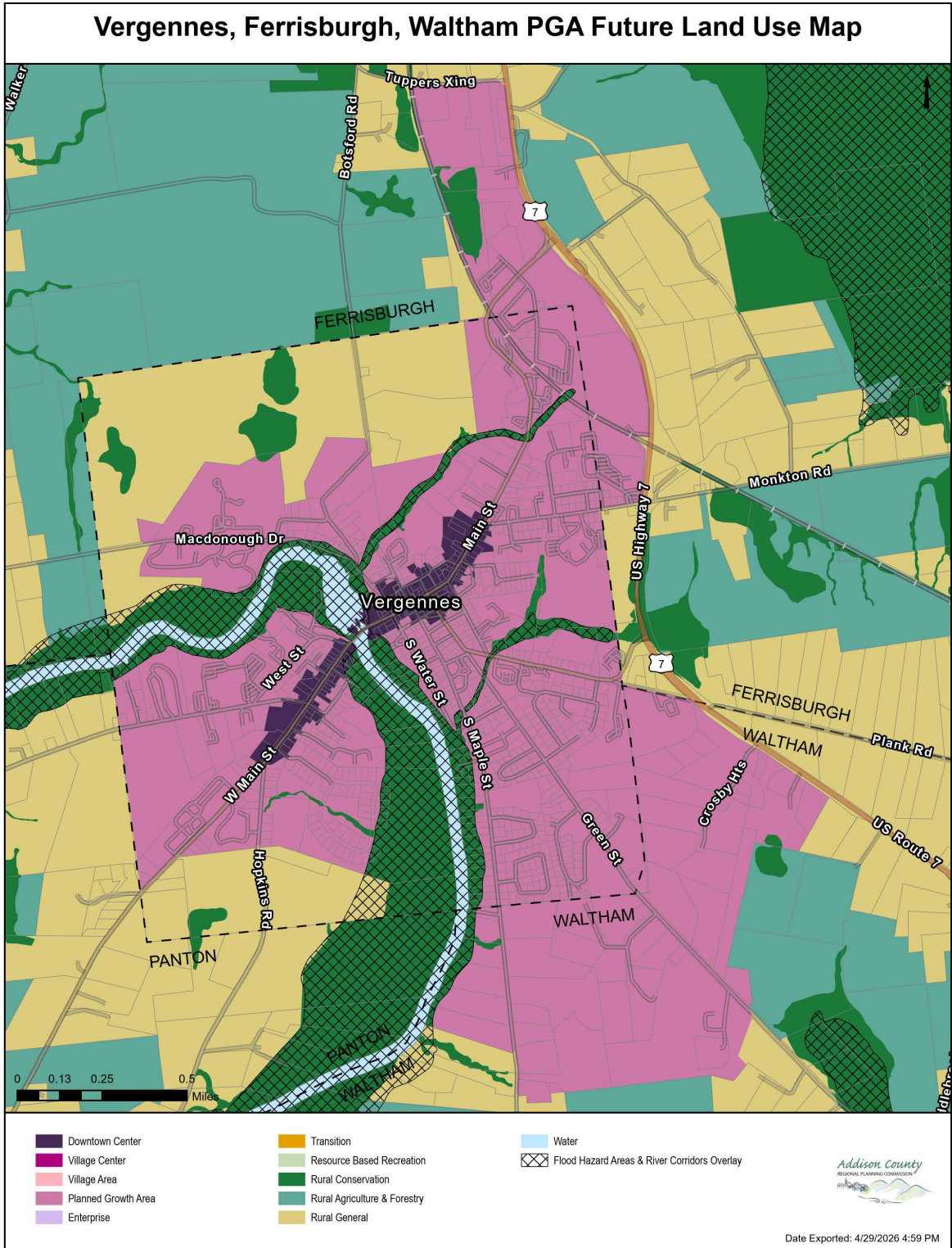
This memo, together with the supporting maps and data referenced herein, constitutes the documentation of the PGA designation process for Ferrisburgh, Waltham, and Weybridge. Additionally, this memo documents the removal of the Panton PGA. Questions or comments may be directed to Adam Lougee at [alougee@acrpc.org](mailto:alougee@acrpc.org).

## Exhibits

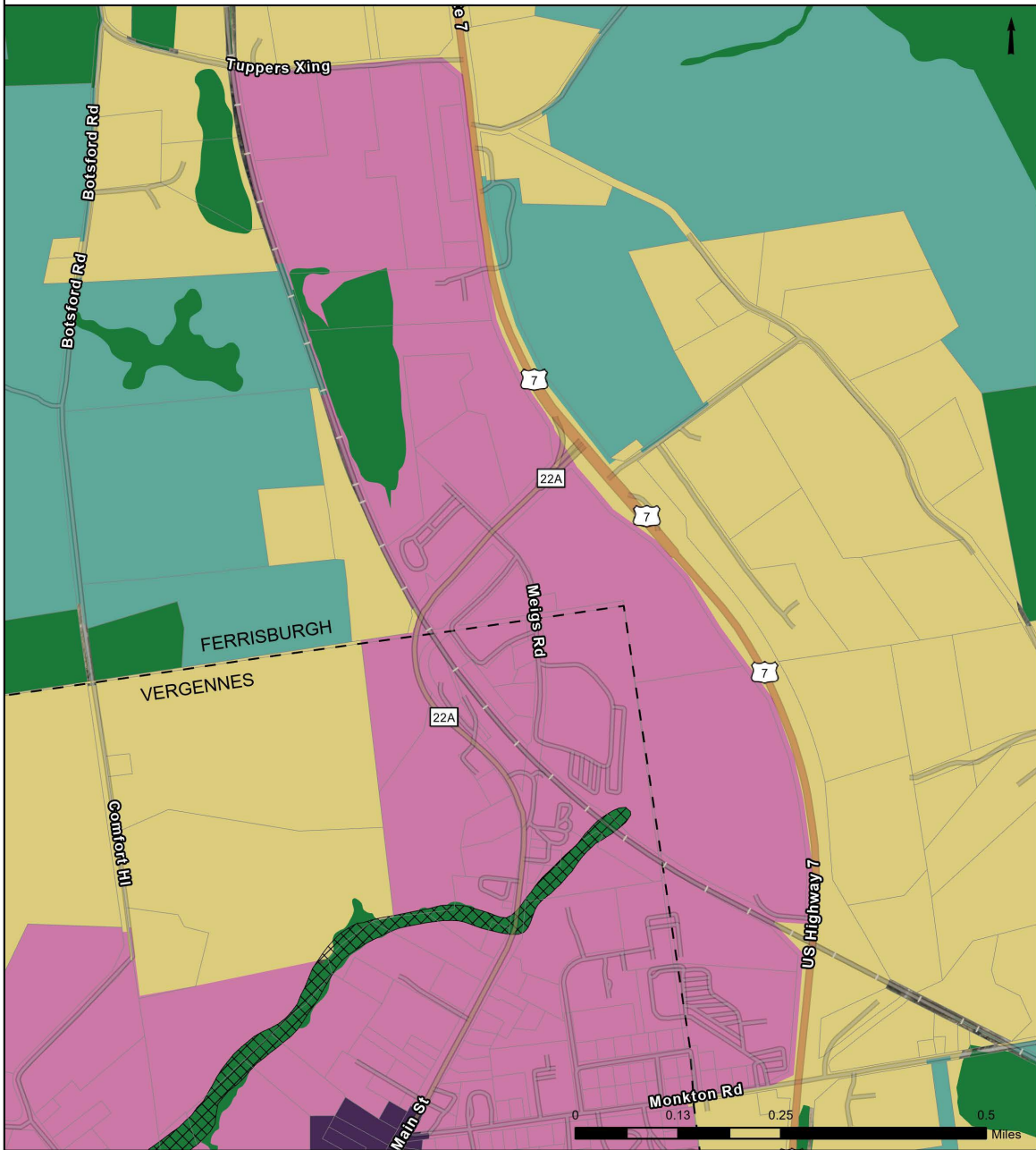
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- Exhibit A: PGA Boundary Maps
- Exhibit B: Existing Designated Centers & Interim Act 250 Exemption Maps
- Exhibit C: Municipal Future Land Use Planning Maps
- Exhibit D: Public Water Service Area Maps
- Exhibit E: Complete Streets Infrastructure Map and e-911 Analysis Maps
- Exhibit F: Links to Referenced Municipal Planning Documents

## Exhibit A: PGA Boundary Maps



# Ferrisburgh PGA Future Land Use Map



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

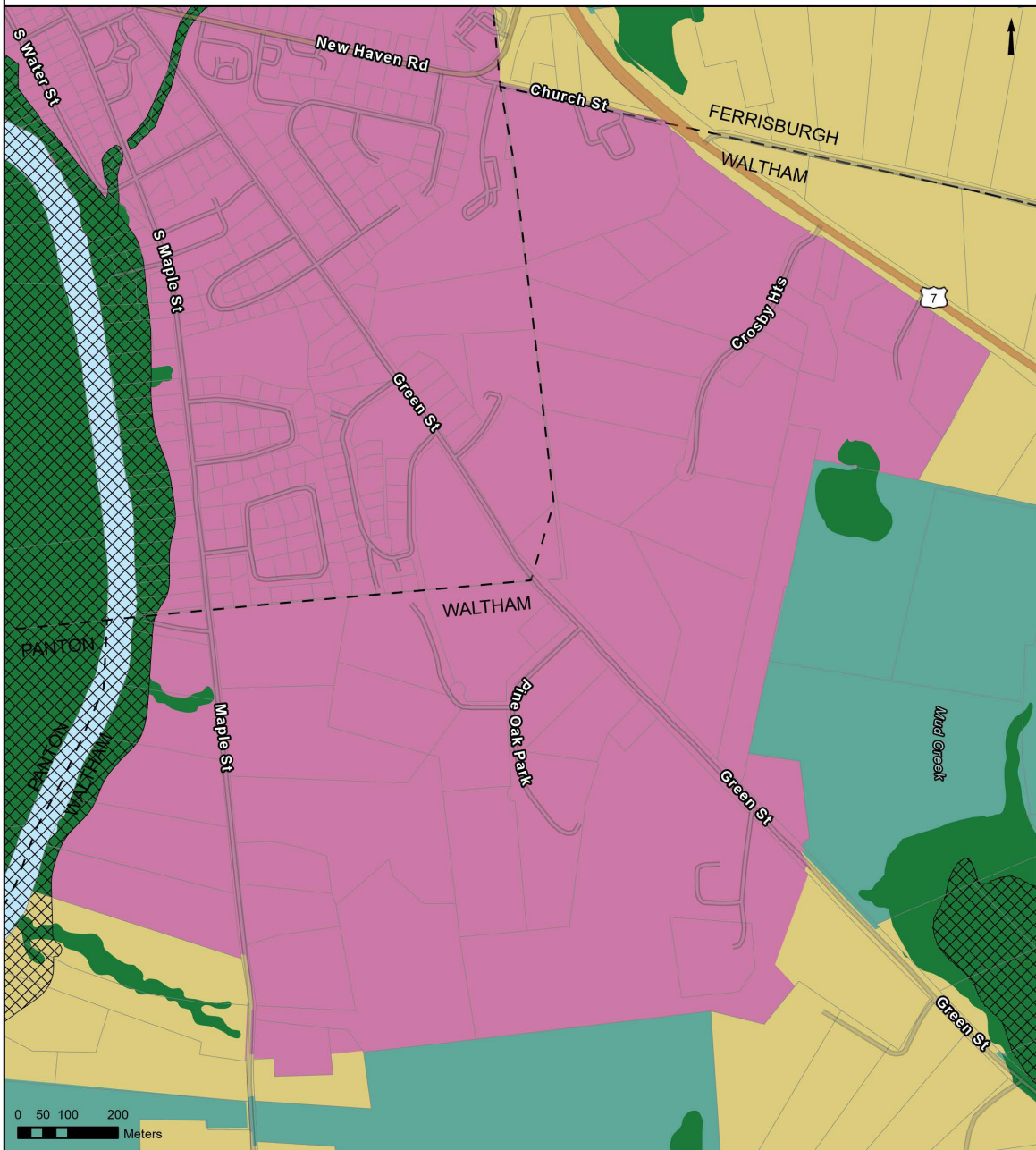
- Transition
- Resource Based Recreation
- Rural Conservation
- Rural Agriculture & Forestry
- Rural General

- Water
- Flood Hazard Areas & River Corridors Overlay



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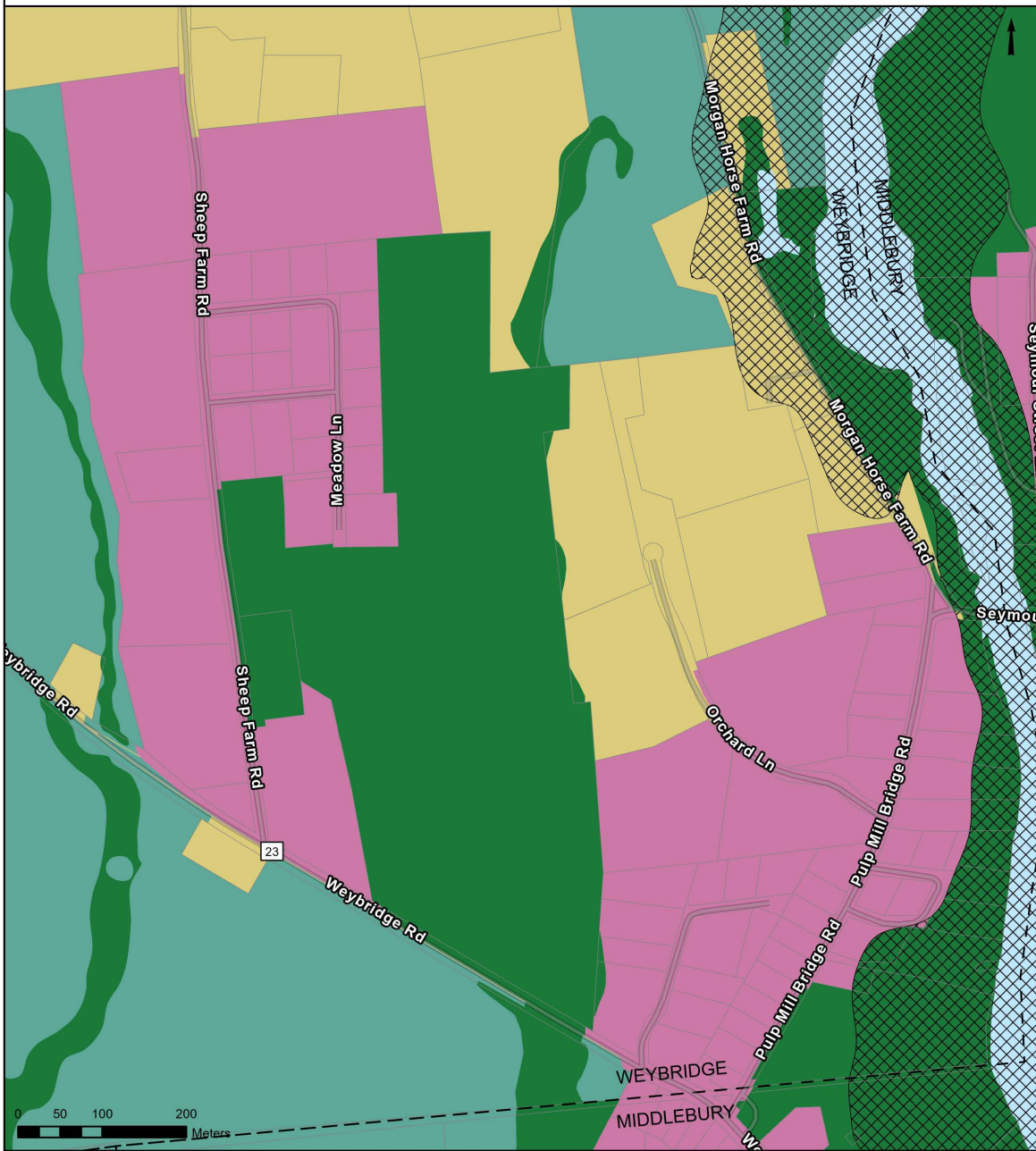
# Waltham PGA Future Land Use Map



Downtown Center	Transition	Water
Village Center	Resource Based Recreation	Flood Hazard Areas & River Corridors Overlay
Village Area	Rural Conservation	
Planned Growth Area	Rural Agriculture & Forestry	
Enterprise	Rural General	

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# Weybridge PGA Future Land Use Map



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

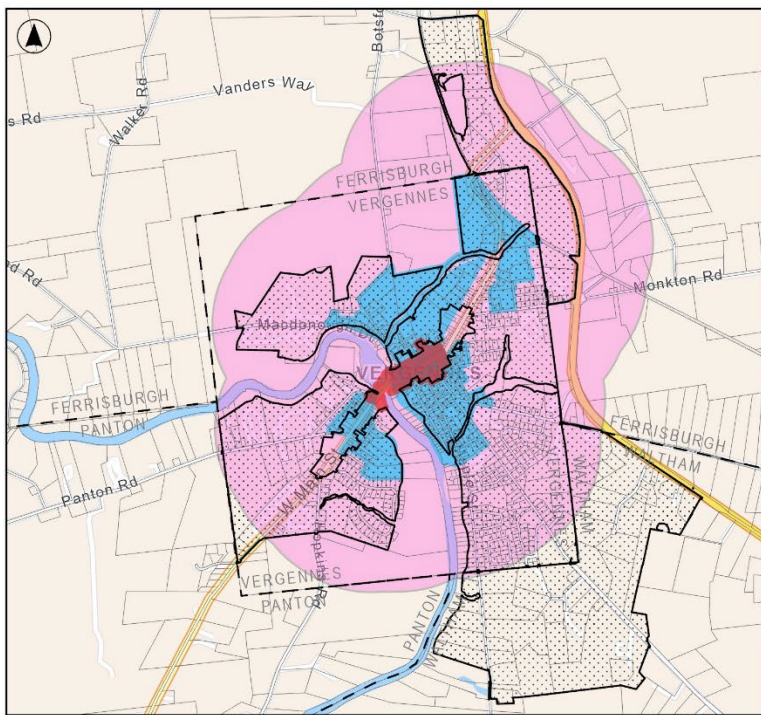
- Transition
- Resource Based Recreation
- Rural Conservation
- Rural Agriculture & Forestry
- Rural General

- Water
- Flood Hazard Areas & River Corridors Overlay



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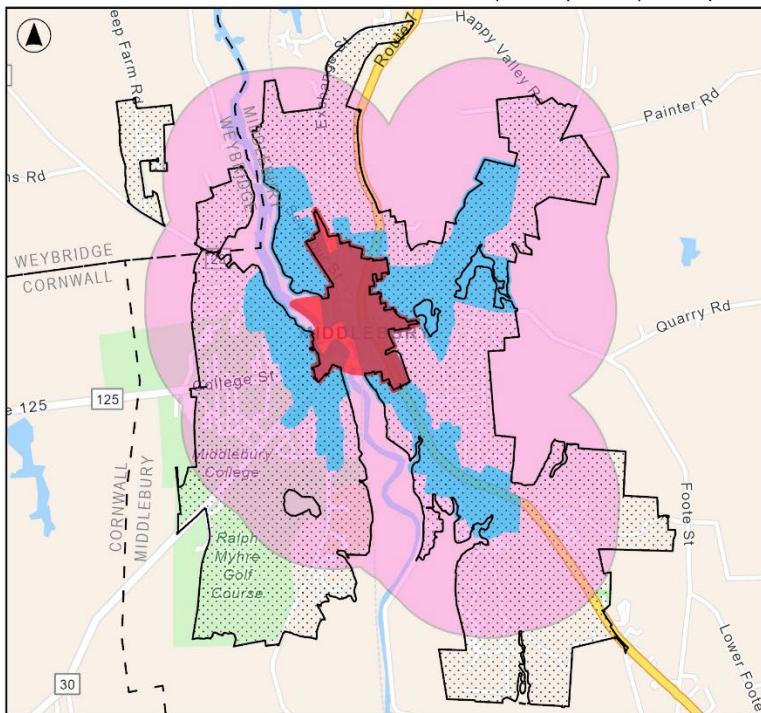
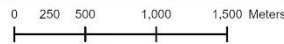
## Exhibit B: Existing Designated Centers & Interim Act 250 Exemption Maps



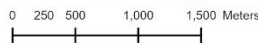
### Designations & Act 250 Exemptions

- Downtown District
- Neighborhood Development Area
- Act 250 Exemption Boundary (1/2 mile buffer)
- PGA

**Vergennes PGA**



**Middlebury PGA**



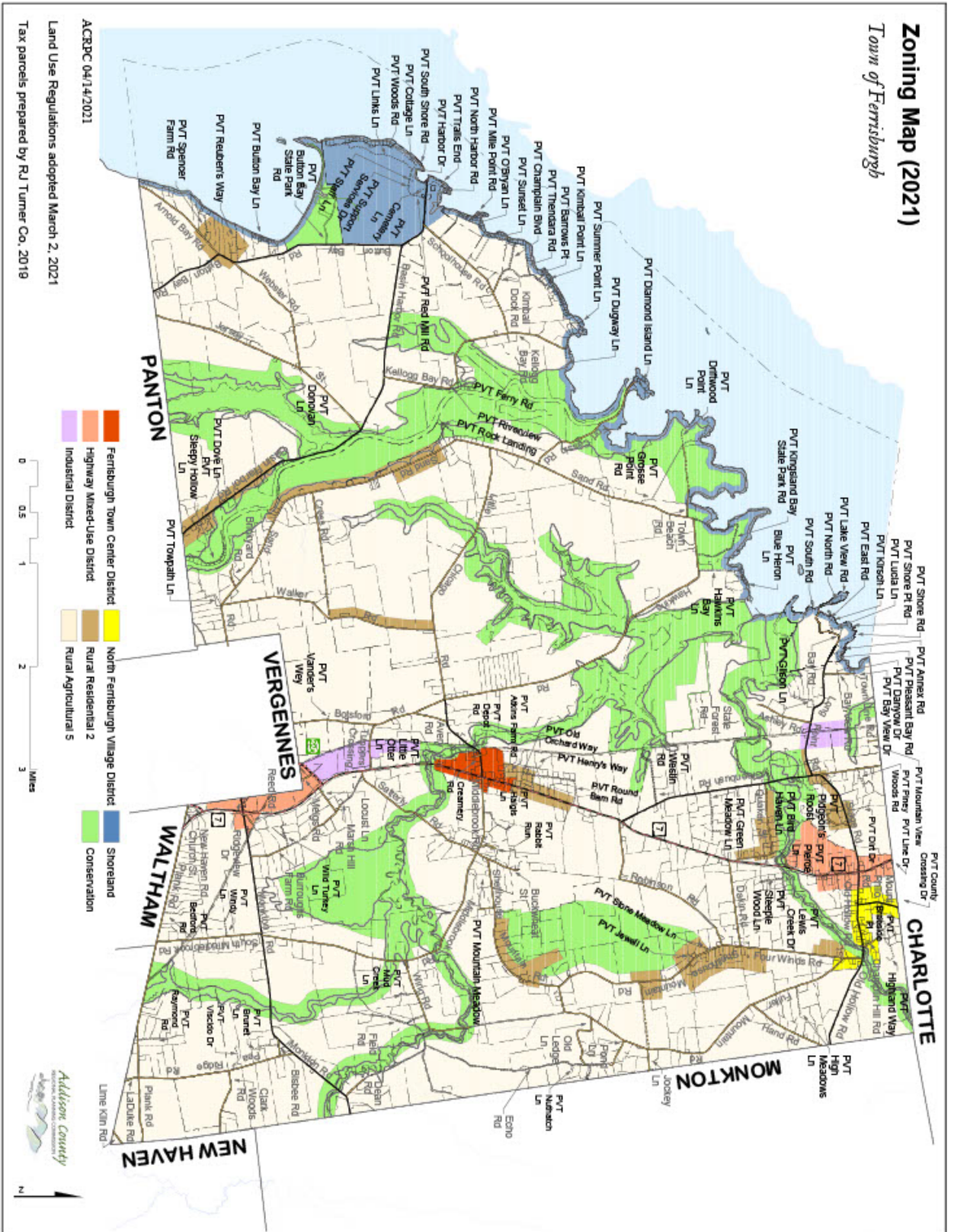
## Exhibit C: Municipal Future Land Use Planning Maps



Vergennes- Ferrisburgh TOD Master Plan

# Zoning Map (2021)

## Town of Ferrisburgh



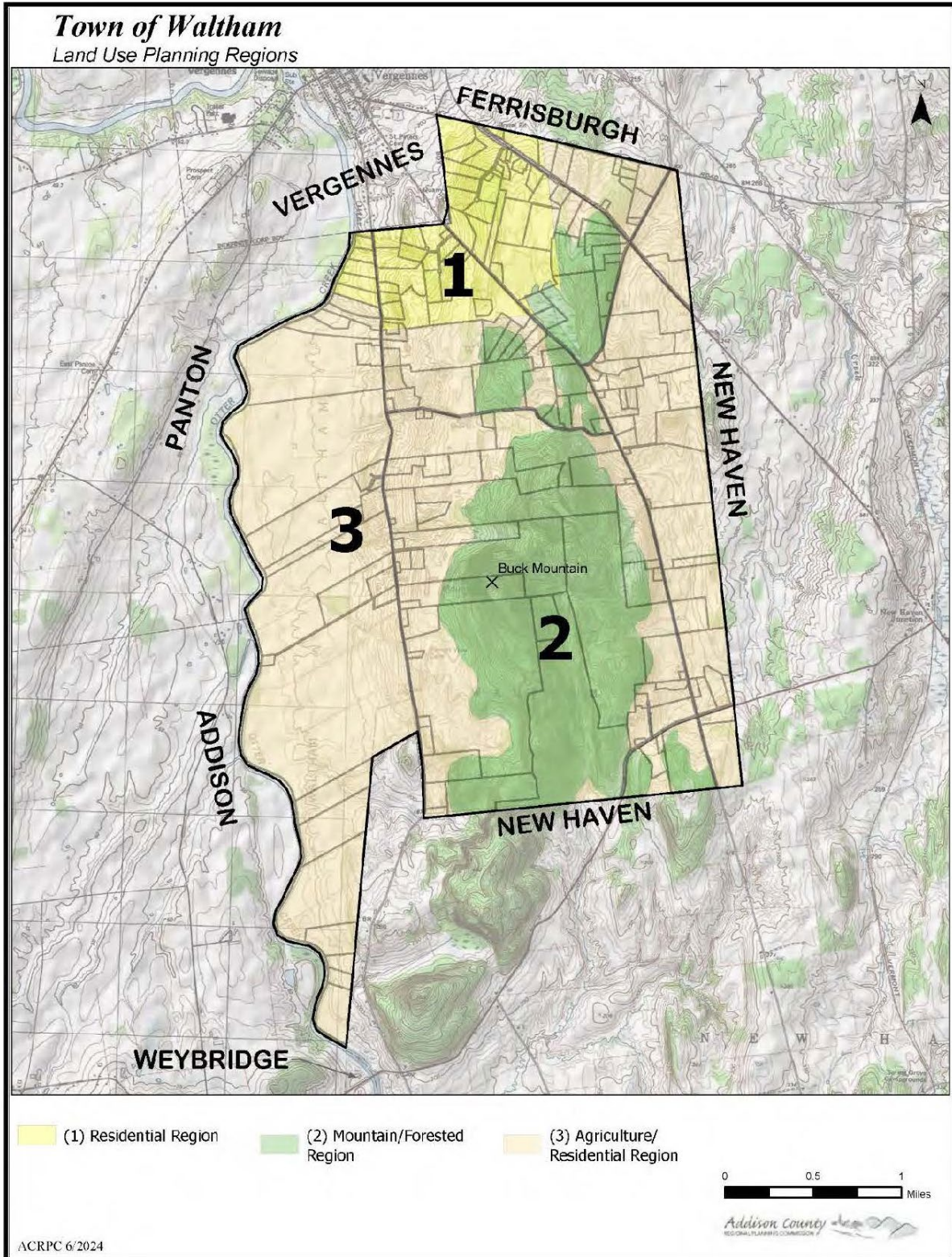
ACRPC 04/14/2021

Land Use Regulations adopted March 2, 2021

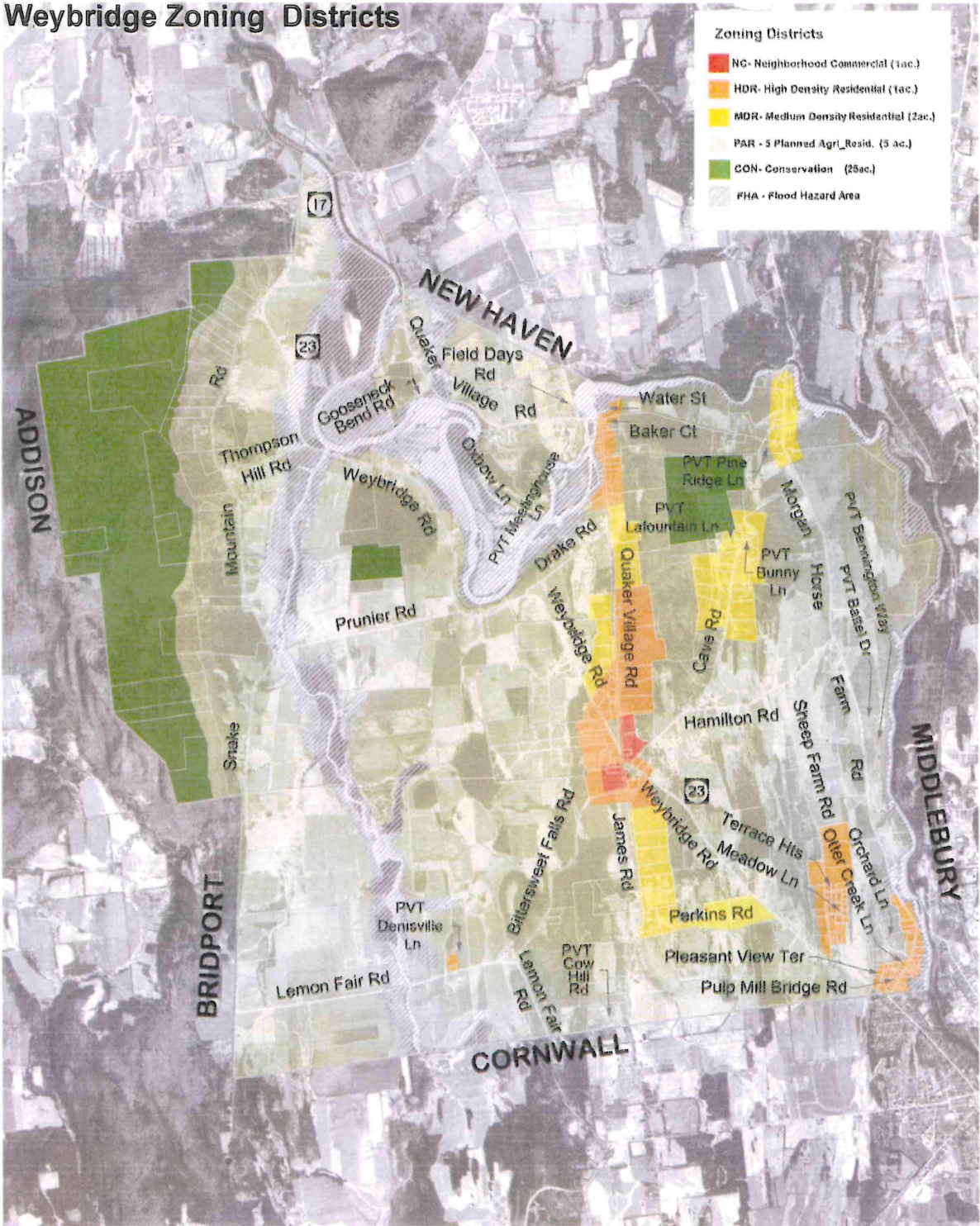
Tax parcels prepared by RJ Turner Co. 2019

Address: County  
 Ferrisburgh  
 Vermont

Map 13: Land Use Planning Regions



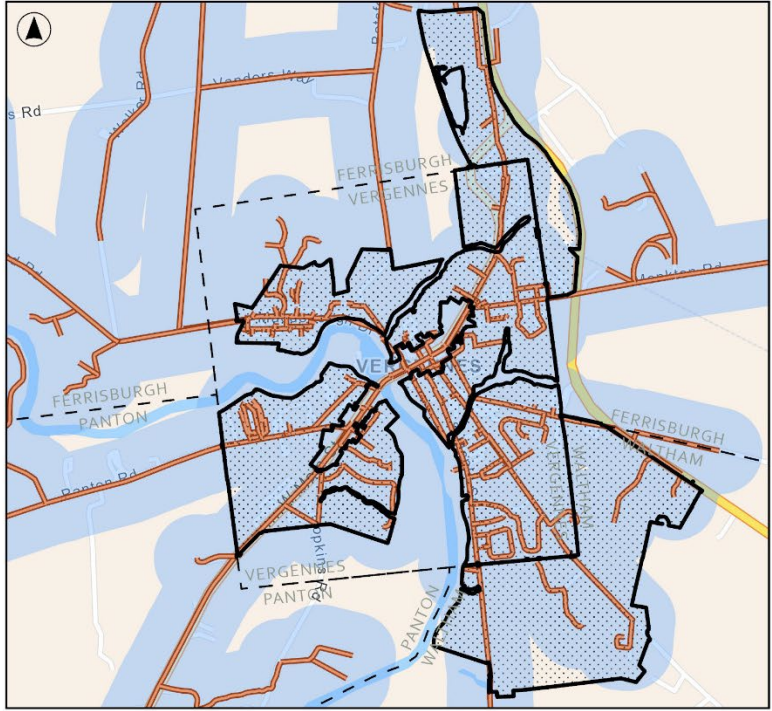
# Weybridge Zoning Districts



Weybridge zoning as adopted by the Selectboard August 18th, 2014



## Exhibit D: Public Water Service Area Maps

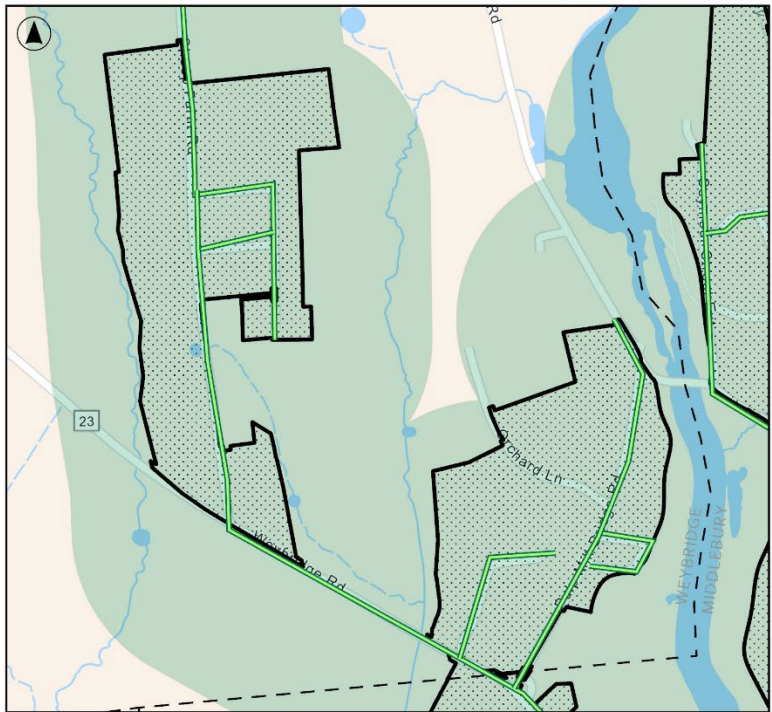


### Public Water Service Area

- Vergennes-Panton Water District (VPWD) Lines
- 1000 ft. buffer of VPWD Lines
- Middlebury Water Dept. Lines
- 1000 ft. buffer of Middlebury Water Dept. lines
- PGA

**Vergennes PGA**

0 250 500 1,000 1,500 Meters



**Weybridge Town, Middlebury PGA**

0 50 100 200 300 Meters

## Exhibit E: Complete Streets Infrastructure Map and e-911 Analysis Maps

FIGURE 3 Vergennes-Ferrisburgh TOD Master Plan



# Ferrisburgh PGA Complete Streets Infrastructure

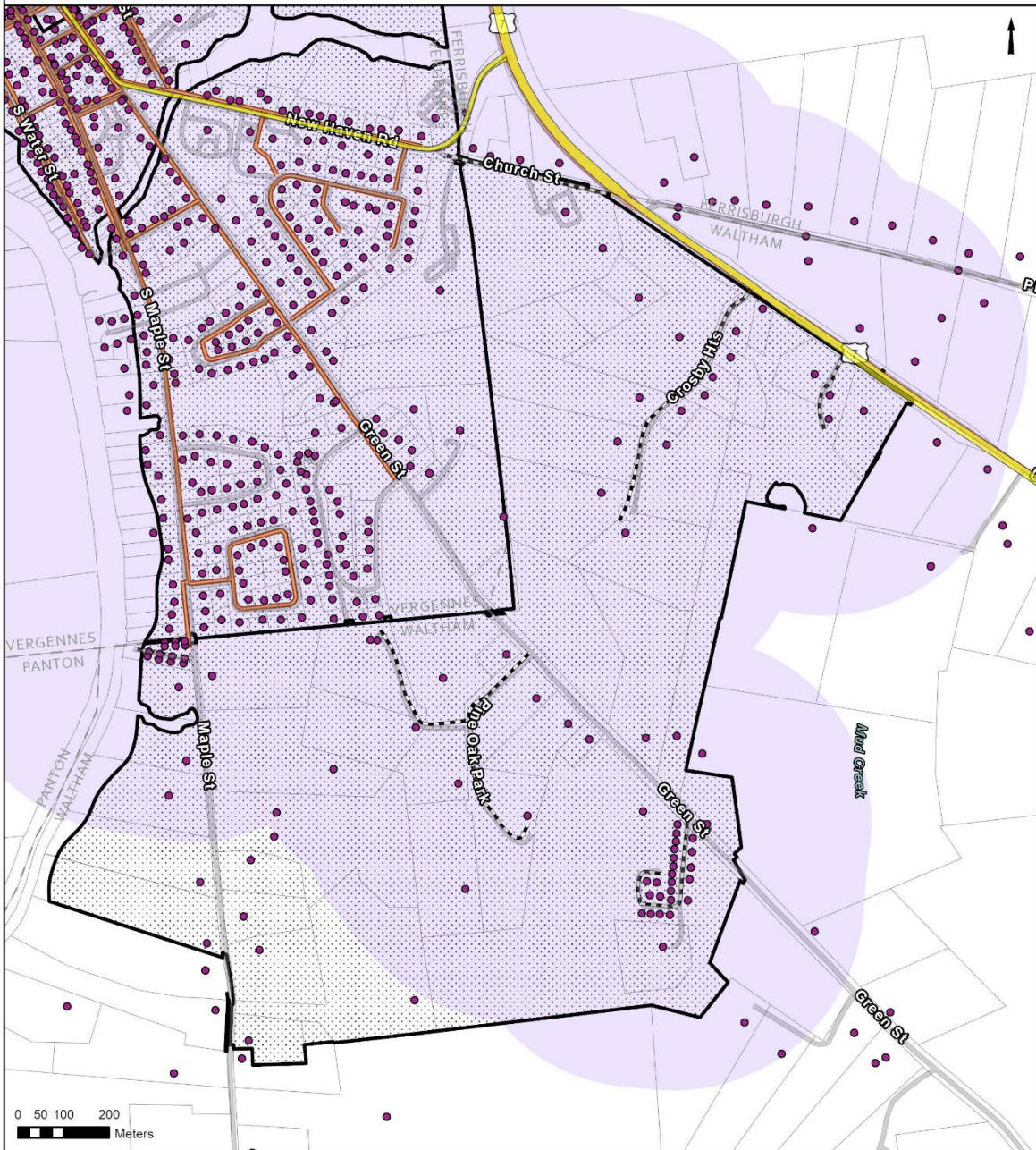


- 1/4 mile buffer of complete streets infrastructure
- Sidewalks
- Bus Route
- PGA
- D Bus Stop
- e-911 sites



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# Waltham PGA Complete Streets Infrastructure



0 50 100 200  
Meters

1/4 mile buffer of complete streets infrastructure  
Sidewalks

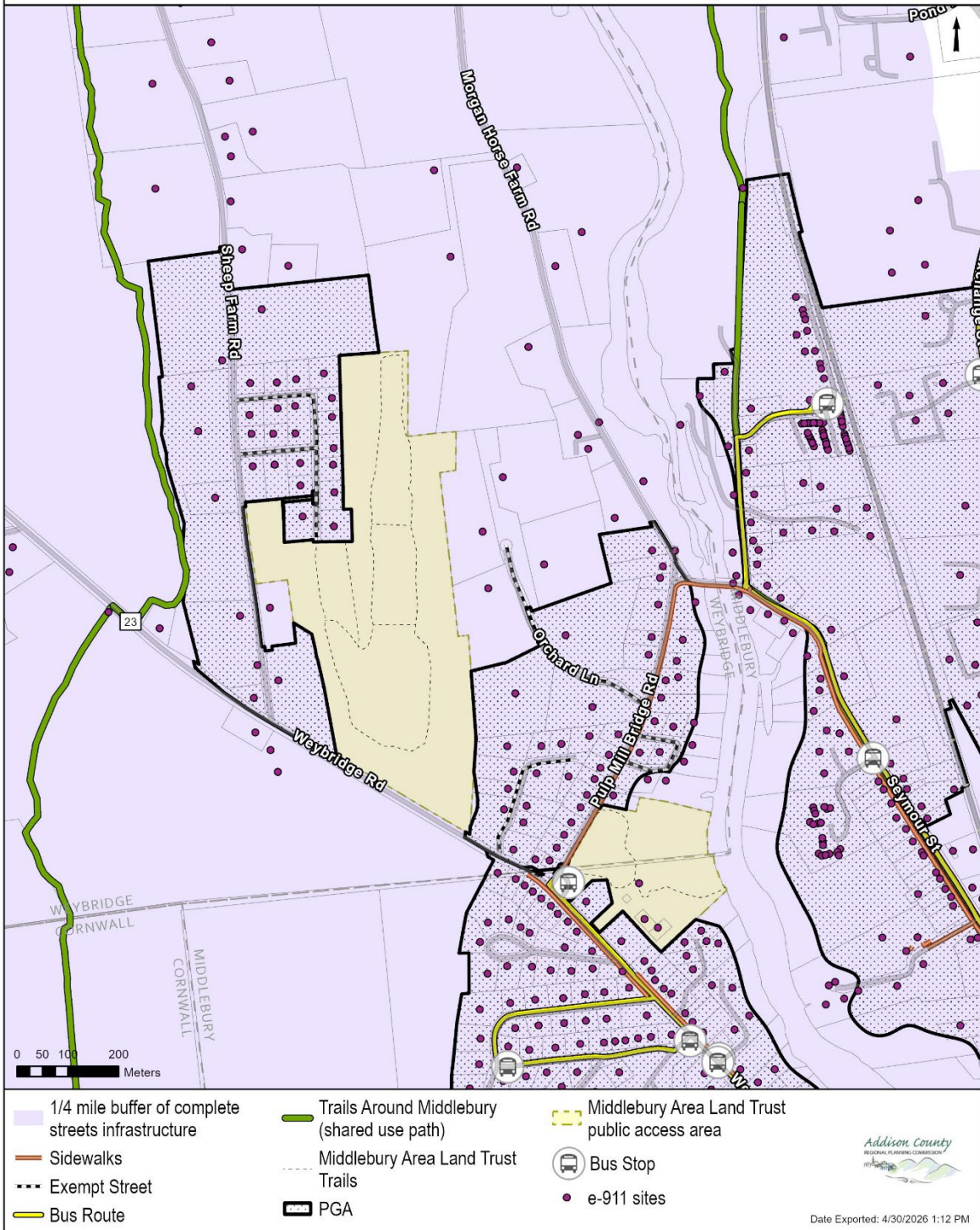
--- Exempt Street  
Bus Route  
PGA

Bus Stop  
e-911 sites



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# Weybridge PGA Complete Streets Infrastructure



## Exhibit F: Links to Referenced Town Planning Documents

- **Ferrisburgh Land Use Regulations:** [https://www.ferrisburghvt.org/vertical/sites/%7BB16C9BC8-6A0C-4814-B183-6F54A75E8A13%7D/uploads/Final\\_Zoning\\_Bylaws\\_03022021\\_w\\_april\\_2021\\_map.pdf](https://www.ferrisburghvt.org/vertical/sites/%7BB16C9BC8-6A0C-4814-B183-6F54A75E8A13%7D/uploads/Final_Zoning_Bylaws_03022021_w_april_2021_map.pdf)
- **Ferrisburgh Town Plan:** [https://www.ferrisburghvt.org/vertical/sites/%7BB16C9BC8-6A0C-4814-B183-6F54A75E8A13%7D/uploads/TOWN\\_PLAN\\_FINALDecember16\\_2025\\_energy\\_edit.pdf](https://www.ferrisburghvt.org/vertical/sites/%7BB16C9BC8-6A0C-4814-B183-6F54A75E8A13%7D/uploads/TOWN_PLAN_FINALDecember16_2025_energy_edit.pdf)
- **Ferrisburgh Transportation Oriented Development Plan:** [https://www.ccrpcvt.org/wp-content/uploads/2026/03/20260319\\_Vergennes-Ferrisburgh\\_TOD-Plan\\_Final.pdf](https://www.ccrpcvt.org/wp-content/uploads/2026/03/20260319_Vergennes-Ferrisburgh_TOD-Plan_Final.pdf)
- **Waltham Town Plan:** <https://static1.squarespace.com/static/633dd38581d8666c61ede093/t/67587630a0896c7c4d110a64/1733850676023/Waltham+2024+T.pdf>
- **Weybridge Town Plan:** [https://townofweybridge.org/vertical/Sites/%7B69F46EA2-C090-426C-A030-0C9E82EFF0C1%7D/uploads/Weybridge\\_Town\\_Plan\\_2019.pdf](https://townofweybridge.org/vertical/Sites/%7B69F46EA2-C090-426C-A030-0C9E82EFF0C1%7D/uploads/Weybridge_Town_Plan_2019.pdf)
- **Weybridge Zoning Bylaws:** [https://townofweybridge.org/vertical/Sites/%7B69F46EA2-C090-426C-A030-0C9E82EFF0C1%7D/uploads/Weybridge\\_2017\\_Zoning\\_Regulations.pdf](https://townofweybridge.org/vertical/Sites/%7B69F46EA2-C090-426C-A030-0C9E82EFF0C1%7D/uploads/Weybridge_2017_Zoning_Regulations.pdf)