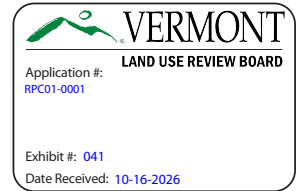




To: Vermont Land Use Review Board
From: Adam Lougee, Executive Director
Date: September 24, 2026
Subject: Tier 1B Memorandum



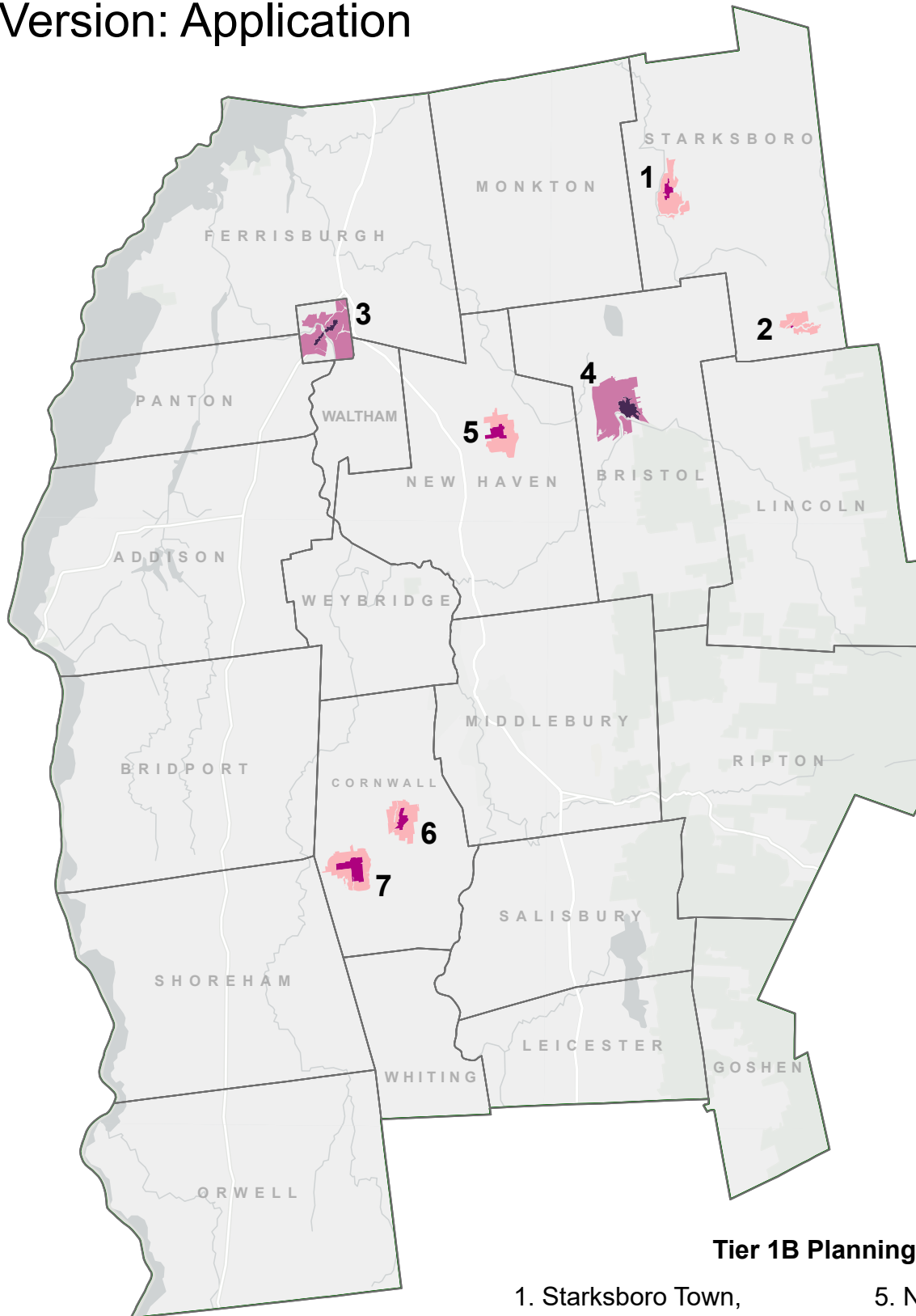
This memorandum is for the Addison County Regional Planning Commission's (ACRPC) Application Request for Tier 1B Status as outlined in Section 1.102(B)(3) of the LURB Guidelines for Regional Planning Applications. ACRPC is requesting Tier 1B approvals for eligible areas in 5 out of 21 towns in the Region, 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.

ACRPC Tier 1B Areas

Version: Application

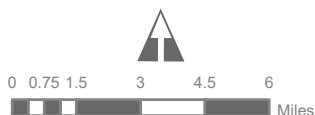
Legend

- Downtown Center (DC)
- Village Center (VC)
- Planned Growth Area (PGA)
- Village Area (VA)



Tier 1B Planning Areas

1. Starksboro Town, Starksboro VC & VA
2. Starksboro Town, Jerusalem VC & VA
3. Vergennes DC & PGA
4. Bristol DC & PGA
5. New Haven VC & VA
6. Cornwall Town, Cornwall VC & VA
7. Cornwall Town, West Cornwall VC & VA



Bristol

Municipal Resolution to opt in 6033(c)(1)		Yes ☒ No ☐ Anticipated for Final ☐
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: The Bristol Selectboard has submitted a resolution letter requesting approval of the Downtown Center and Planned Growth Area for Tier 1B status.		
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 ☒ No ☐	
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)	Yes ☒ No ☐ 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 ☒ No ☐ See enclosed resolution.	

Cornwall

Municipal Resolution to opt in 6033(c)(1)		Yes ☒ No ☐ Anticipated for Final ☐
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: The Cornwall Selectboard has submitted a resolution letter requesting approval of the Cornwall Village Center and West Cornwall Village center and their surrounding Village areas for in Tier 1B status.		
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 ☒ No ☐
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)		Yes ☒ No ☐ 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 ☒ No ☐ See enclosed resolution.

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 submitted a resolution letter requesting approval of the New Haven Village Center and surrounding Village Area for Tier 1B status.		
Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350	Confirmation Date: June 13, 2026	
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	
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 ☒ No ☐	
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)	Yes ☒ No ☐ 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 ☒ No ☐ Resolution attached.	

Starksboro		
Municipal Resolution to opt in 6033(c)(1)		Yes ☒ No ☐ Anticipated for Final ☐
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 submitted a resolution letter requesting approval of the Starksboro Village Center and Jerusalem Village Center for Tier 1B status.	
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 ☒ No ☐
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)	Yes ☒ No ☐ <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 ☒ No ☐

Vergennes		
Municipal Resolution to opt in 6033(c)(1)		Yes ☒ No ☐ Anticipated for Final ☐
FLU Planning Areas Included:		
Downtown Center	X	Vergennes Downtown
Village Center	n/a	

Planned Growth Area	X	Vergennes - Ferrisburgh-Waltham Planned Growth Area
Village Area	n/a	
Notes: The Vergennes City Council has submitted a resolution letter requesting approval of the Vergennes Downtown and the Vergennes-Ferrisburgh-Waltham PGA for Tier 1B status.		
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 ☒ No ☐	
Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)	Yes ☒ No ☐ 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 ☒ No ☐ See enclosed resolution.	

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 

Name John Heffernan

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

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 Thompson, Town Clerk, New Haven

Signature

Name

Title Selectboard Chair

Addison County Regional Planning Commission
MUNICIPAL RESOLUTION

Municipality: Starksboro

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 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 Starksboro Village Center and Jerusalem Village Center as mapped by the Addison County Regional Planning Commission, approved for Tier 1B status.

Adopted at a duly noticed public meeting held on January 6th, 2026

Attest:

Signature K. Cousino
Name Koran Cousino
Title Selectboard Chair

MUNICIPAL RESOLUTION

Municipality: City of Vergennes

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 Downtown Center and Planned Growth Area as depicted on the Future land Use Map of the Addison County Regional Planning Commission approved for Tier 1B status.

Adopted at a duly noticed public meeting held on August 25, 2025.

Attest:

Signature BSV

Name Betsy Sullivan

Title city clerk/treasurer