



LAND USE REVIEW BOARD

10 Baldwin Street
Montpelier, VT 05633-3201

**LAND USE REVIEW BOARD
Chittenden County Regional Plan Hearing
Minutes
7/22/2026, 1:00 p.m.**

Physical Location: 110 W Canal St #202, Winooski, VT 05404

Online Location: Microsoft Teams

Attendance (in-person or virtual)

Board: Sarah Hadd (Vice Chair), Alex Weinhausen, Kirsten Sultan

Board Staff: Jenny Ronis, Stephanie Managhan, Rebecca Chalifoux, Kaitlin Hayes, Adreine Katz

Public: Charlie Baker (Executive Director CCRPC), Taylor Newton (CCRPC), Kate McCarthy (CCRPC), Rachel Batterson, Melanie Needle (CCRPC), Paul Conner, Sarah Muskin (CCRPC), Maya Balassa (CCRPC), Rachel Madow, Christopher Clow (VT AOT), Matthew Arancio (VT AOT), Chris Shaheen

A. Call to order and Board member and attendee introductions

The Land Use Review Board (Board) convened the public hearing at 1:00 p.m. via Microsoft Teams, Vice Chair Hadd presiding.

B. Explanation of application process and Introductions of participants and recognition of objectors if any, Board Chair

Motion: To call the public hearing

By: Alex Weinhausen

Second: Kirsten Sultan

Voting Board members

Janet Hurley, Chair - Absent

Sarah Hadd, Vice Chair - Aye

Brooke Dingleline - Absent

Kirsten Sultan - Aye

Alex Weinhausen - Aye

Result: Motion approved, unanimous

Vice Chair Sarah Hadd called the hearing to order, explained remote participation protocols, and swore in speakers.

A public hearing was convened to review the Chittenden County Regional Planning Commission (CCRPC) adopted Regional Plan (adopted May 27, 2026) and requests for Tier 1B status in specified areas across 12 municipalities: Bolton, Burlington, Essex

Junction, Hinesburg, Jericho, Milton, Richmond, Shelburne, South Burlington, Westford, Williston, and Winooski.

No formal objections were filed within the statutory 15-day period following plan adoption. The hearing provided an opportunity for CCRPC's presentation, Board Q&A, agency and public comment, and applicant response; a written determination will follow within 15 days and be posted in the Act 250 database.

C. Overview of adopted regional plan and Tier 1B requests, RPC

Regional Plan Overview and Context

CCRPC's "ECOS" plan integrates four connected documents: the core regional plan, a Comprehensive Economic Development Strategy (CEDS), the Metropolitan Transportation Plan (MTP), and the Enhanced Energy Plan. Regional trends highlighted include strong job concentration and growth relative to the state, rising household income alongside persistent poverty, housing pressure from shrinking household size (approx. 2.25 persons/household), population near 170,000, and demographic change with net growth among people of color. Forecast updates are planned for fall 2026.

Engagement Summary

CCRPC described a three-phase engagement process. Phase 1 (2023) emphasized underrepresented communities—particularly non-English speakers, rural areas, and low-income populations—through small group meetings and community events. Phase 2 (fall 2024–summer 2025) focused on municipal partnerships around future land use mapping, with 11 focus groups (several language-specific), an interactive map (238 comments from 58 participants), a housing targets feedback form, and a mobile home park survey. Pre-application comments from state agencies and VNRC were reviewed and addressed.

Addressing Agency and Stakeholder Comments

- Department of Housing and Community Development (DHCD): Adjusted mapping for village areas and river corridors; updated water infrastructure layers. DHCD did not comment on specific geographies.
- Agency of Natural Resources (ANR): Added discussion of Rare and Irreplaceable Natural Areas (RINAs), referenced significant natural communities and threatened/endangered species via the map viewer.
- Vermont Agency of Transportation (AOT): Incorporated references to the Community Housing Infrastructure Program (CHIP), byways, and limited access highways; committed to integrating housing targets and future land use areas into the regional travel demand model as part of the MTP update (targeted for 2028).
- Vermont Natural Resource Council (VNRC): In several locations, changed designations from Planned Growth Area (PGA) to Transition due to walkability concerns; refined or removed select "emerging centers."

Post-hearing refinements included clarifying the distinction between population/housing

forecasts and policy-based housing targets; affirming targets are not caps and not intended to be exclusionary; adding an action to study the impacts of HOA deed restrictions on infill; and updating energy and housing supplements. Formatting changes improved clarity and consistency. CCRPC conducted follow-up with municipalities and reviewed edit proposals over five Long Range Planning Committee meetings.

Statutory Text Updates

To meet state planning goals:

- Goal 3 (Career & Technical Education): Expanded narrative on regional CTE centers and added a workforce development action.
- Goal 5 (Natural & Historic Features): Substantially revised to emphasize the role of historic resources in community and economic vitality; updated resource maps to include historic sites/districts and the Lake Champlain Byway; outlined municipal tools (e.g., design review districts, form-based codes); reorganized actions.
- Goal 6 (Air/Water/Wildlife/Forests/Other Land Resources): Clarified landscape-scale vs. community-scale resources; added conserved lands map; referenced RINAs and pointed users to the online map viewer for natural community and species information.

Major Future Land Use Map Changes

- Shelburne Road Corridor (Burlington, South Burlington, Shelburne): Enlarged the mapped center around the Shelburne Road/Farrell Street area in South Burlington to include civic assets (e.g., school, park) and some historic structures; removed several mapped village centers that did not meet statutory criteria and re-designated those areas as PGA; added Enterprise designations near Executive Drive and the Rice Lumber area to align with Shelburne's future land use planning; maintained Enterprise around Fiddlehead Brewery/Vermont Teddy Bear (no change from pre-app).
- Williston Road Corridor (South Burlington, Williston): Retained PGA north of I-89 in South Burlington's tech park; changed areas south of I-89 to Enterprise to reflect industrial uses. In Williston, shifted much of the PGA west of the Taft Corners Downtown Center to Enterprise based on local future land use and walkability considerations.
- Burlington/Colchester/Essex: Combined Burlington's Downtown and South End centers to align with local planning along the corridor; in Colchester, combined and enlarged West Lakeshore and Town Offices village centers; removed other centers (e.g., Cambrian Rise and those lacking sufficient evidence of meeting center criteria); removed the Essex "Essex Experience" center designation where requirements could not be determined.
- Edge Adjustments: Converted the Saxon Hill Industrial Park (Essex) from PGA to Enterprise for regional consistency; shifted a northeastern Shelburne wastewater service area from PGA to Transition due to limited center connectivity; made a small change in Richmond east of the village (Cochran Road) from PGA to Transition after consultation.
- Regional Cleanup: Aligned future land use polygons with parcel boundaries

where feasible, split rights-of-way between adjacent designations, and smoothed small mapping anomalies in rural conservation layers. Overall acreage shares changed only modestly (e.g., areas planned for growth, including destination and transition, declined from 11.6% to 11.07%).

Tier 1B Opt-In Requests

Twelve municipalities opted in for Tier 1B. Two sought partial opt-ins:

- Winooski excluded a portion of downtown subject to an existing Act 250 master permit to allow remaining redevelopment to proceed consistently with master permit conditions (including infrastructure and perpetually affordable housing).
- Westford limited Tier 1B to parcels within its existing Neighborhood Development Area reflecting established community consensus; the town plans further engagement before considering expansion.

Implementation Plans

CCRPC outlined post-approval implementation to align land use, housing, transportation, and infrastructure: MTP update and travel demand model integration of housing targets/future land use; a countywide housing needs assessment (with municipal-level data where needed); CEDS update in partnership with neighboring regions; an all-hazards mitigation plan update for the county and municipalities; scoping a regional wastewater capacity study in FY27 with a potential project start in FY28; municipal debriefs on map outcomes; support for active municipal plan updates (Burlington, Huntington, Colchester, Westford); neighborhood/small-area plans in Essex Junction, Milton, and South Burlington's Cayea Drive area; and a form-based/small-area study in Jericho's Riverside, with scenario planning coordinated with wastewater capacity work.

D. Questions from Board members

Board members asked for clarification on Enterprise designations in Williston and along Shelburne Road. CCRPC explained Enterprise areas reflect existing and planned light industrial/employment uses and local future land use maps (e.g., portions of Commerce Street/Blair Park in Williston; Automaster/executive park areas and the Rice Lumber vicinity in Shelburne; and longstanding Enterprise south of Shelburne village near Fiddlehead/Teddy Bear). Areas with established residential neighborhoods and bike/ped connectivity adjacent to centers remained PGA or Transition as appropriate. CCRPC also confirmed that Hinesburg's plan was readopted; Hinesburg, Milton, and St. George were approved in April, ahead of CCRPC's second public hearing.

Board members noted CCRPC's helpful documentation (particularly Exhibit 52 summarizing required revisions) and appreciated efforts to reduce mapping slivers and better align polygons, while recognizing region-wide perfection is impractical. Advisory comments not adopted were considered nonessential.

E. Comments from participants

Land Use Review Board Approved Minutes
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Vermont Agency of Transportation (AOT) appreciated CCRPC's commitment to incorporate housing targets and future land use into the regional travel demand model during the MTP update, noting that cumulative trip impacts from many small residential projects can be significant in Chittenden County. No additional questions were raised by AOT or other state partners present.

F. Opportunity for Public Comment

No members of the public offered comments in person or online.

G. Opportunity for applicant response

CCRPC thanked the Board for their feedback on the exhibits provided.

H. Possible Board deliberations

The Board voted unanimously to close the hearing and proceed to deliberations. The Board will deliberate and issue a written determination of compliance within 15 days. The determination will be posted to the Act 250 database and transmitted to the applicant and the Vermont Community Development Board. Copies may be requested via act250board@vermont.gov.

Motion: Adjourn

By: Alex Weinhausen
Second: Kirsten Sultan

Voting Board members

Janet Hurley, Chair - Absent
Sarah Hadd, Vice Chair - Aye
Brooke Dingleline - Absent
Kirsten Sultan - Aye
Alex Weinhausen - Aye

Result: **Motion approved, unanimous**

Meeting ended at 2:18 p.m.