

To: Vermont Land Use Review Board
Central Vermont Regional Planning Commission

From: Montpelier Planning Commission

Date: August 6, 2026

Re: CVRPC's Future Land Use Map

The Montpelier Planning Commission appreciates the opportunity to submit feedback in response to the Montpelier portion of the preliminary CVRPC Future Land Use Map. We have grouped our comments and recommendations into the following areas to help with your review:

- Errors
- Areas to include in Downtown Center
- Areas to include in Planned Growth Areas
- Areas to include in Transition or Infill
- Other requests for changes

We have included our basis for each of our recommendations using the Future Land Use Methodology and Process manual. We have also included a companion map identifying the areas that correspond to the numbered comments below.

Errors

The Commission has identified only one remaining error in the submitted preliminary map.

1. The Special Flood Hazard Area is mapped as Rural Conservation on the Sabins Pasture property on Barre Street despite being in the existing Growth Center. Per statute [24 VSA 4348a(a)(12)(B)] and further described in the Future Land Use Methodology and Process Version 4.0, the flood hazard area should not be included as Rural Conservation in this area.

Areas to include as Downtown Center

2. The "Redstone" building and adjacent parcels on Terrace Street should be considered Downtown Center. These areas are in the City's design review district and National Register of Historic Places Districts and are generally considered to be part of the downtown core as reflected in the currently adopted master plan, City Plan 2025. Per 24 VSA 4348a(a)(12)(A) and further described in the Future

Land Use Methodology and Process Version 4.0, these properties should be included in the Downtown Center.

Areas to include as Planned Growth Areas

3. Mountainview Street near National Life Drive should be classified as Planned Growth Area and not Rural General. The street is served by municipal water and sewer, bike lanes that connect downtown, public transit access, and is contiguous with the rest of the Planned Growth Area. The area is zoned Residential 9000, allowing 4 lots per acre and up to 24 dwelling units per acre.
4. Independence Drive should be classified as Planned Growth Area. The area has is served by municipal water and sewer, has continuous sidewalks to the downtown, is on the Tri- Valley Transit Northfield bus route, and is contiguous to the rest of the Planned Growth Area. It is zoned Residential 9000, allowing 4 lots per acre and up to 24 dwelling units per acre.
5. Berlin Street and Sherwood Drive should be classified as Planned Growth Area. Both streets are served by municipal water and sewer, and are zoned Residential 9000, allowing 4 lots per acre and up to 24 dwelling units per acre. Sidewalks along Berlin Street from the town core led to and extend along Hebert Road. Additionally, Hebert Road abuts the city's Growth Center. The upper section of Berlin Street beyond Hebert Road has access to Tri-Valley Transit's Hospital Hill bus route which runs multiple trips per hour. Sherwood Drive is also within the half-mile Act 250 interim exemption area.
6. The entirety of 203 Country Club Road should be included in the Planned Growth Area. The corner of the parcel currently outside of the Planned Growth Area should also be included because most of the parcel is already included in the area [Future Land Use Methodology and Process Version 4.0 mapping process rule 4(d) for planned growth areas].
7. Both sides of Westwood Drive should be included in the Planned Growth Area. Currently, one side of Westwood Dr is in the Planned Growth Area but not the other. The street is served by municipal sewer and is zoned Residential 9000, allowing 4 lots per acre and up to 24 dwelling units per acre.
8. A thin section of parcels along Elm Street that abut the Rural Conservation area along the North Branch River Corridor is classified as Rural General. This area should be classified as Planned Growth Area. The area has sidewalks, water and sewer access, and abuts the Growth Area at Cummings Street. The area is zoned Residential 9000, allowing 4 lots per acre and up to 24 dwelling units per acre. We recognize that the river corridor is required to be classified as Rural Conservation, but even small portions of parcels that can be developed should be included in the Growth Area. A recently permitted development here also demonstrates its compatibility.
9. The "boney pasture" should be classified as Planned Growth Area. Utilities could be extended and connected through to the Crestview area to the south (see #10 below), providing an opportunity for future growth and a second access point to

any future development at the adjoining parcel to the south (both properties share common ownership). There is a current proposal for development in this area.

10. The entirety of the “Crestview” parcel should be classified as Planned Growth Area because the Future Land Use Methodology Version 4.0 encourages following property lines or logical geographic boundaries. The Planned Growth Area currently traces the existing western Growth Center boundary which bisects the parcel and seemingly does not follow any geographic boundary. The inclusion of this area also allows for connection to the “boney pasture” (see #9 above), facilitating additional development to the north of Crestview.

Areas to include as Transition or Infill

Two areas within the city are designated Rural General but are currently served by municipal utilities and connected or within close distance to complete streets infrastructure and therefore have potential for higher density residential development.

11. The small Toy Town neighborhood is disconnected from downtown by Interstate 89, but it is zoned Residential 9000, allowing for 4 lots per acre and up to 24 dwelling units per acre. It does not qualify as a Planned Growth Area because it is not contiguous with other Planned Growth Areas and Centers and does not meet the definition of a Village center itself, however, these areas are compatible with higher density development. It should, therefore, be classified as “Transition or Infill”.
12. Gallison Hill Road is also eligible for Transition or Infill designation. The area is disconnected from the downtown and cannot be part of the Planned Growth Area because it does not have complete streets infrastructure. However, it has access to the downtown through proximity to the city’s shared use path and is zoned Residential 9000, allowing for 4 lots per acre and up to 24 dwelling units per acre.

Other requested changes.

The City supports CVRPC’s suggestion that a new, limited use designation is appropriate to support resilient infill. Montpelier is acutely aware of the risk that flooding can have on its residents as well as the broader economy and environment. We also learned a great deal by looking at undamaged buildings following the July 2023 flood. All of the at least seven downtown buildings that suffered no flooding damage were built after the city’s flooding regulations were adopted in 1973. The City’s newest rules are more robust than those adopted 50 years ago and protect against much larger events. This is important because many areas adjacent to our downtown that are currently developed will be designated as future rural conservation. While we support conserving existing open space in our flood hazard areas, designating the Department of Labor, Montpelier High School, Wind River Environmental (a brownfield that is in a river corridor), portions of the Gallison Hill industrial park, and other already developed areas as rural conservation is not necessary or appropriate. We do not anticipate adopting a plan that works to conserve these areas. Instead, we would expect any future development or redevelopment to be built to flood codes and be properly elevated. We ask the LURB to

consider this potential change that other regions of the state could also use in select areas.

Please reach out to Mike Miller if you have any questions or comments and he will contact the Planning Commission to reply to you.