Central Vermont Regional Planning Commission

VERMONT
LAND USE REVIEW BOARD
Application #:
RPC03-0001

Exhibit #: 059
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Summary of Substantial Changes - Narrative

Since the Pre-Application draft of the CVRPC 2026 Regional Plan was submitted to the Land Use Review Board (LURB) on June 25, 2026, CVRPC has been working diligently to incorporate feedback and comments given by the LURB, state agencies, commissioners and the public. Revisions focused largely on statutorily required changes, updating data, and increasing the clarity of the Plan.

Introduction and Statement of Policy

1. The Compatibility Statement was expanded to include a more thorough evaluation of compatibility with adjacent regional planning commissions and to provide further deference to local planning processes. These changes were made in response to LURB required revisions and commissioner comments.
2. The Community Outreach and Meaningful Participation section was updated to include community engagement efforts since the June 25 draft was completed.

Natural Resources and Working Lands Element

1. In response to comments from the LURB, state agencies and the public, several maps were added within the narrative of this chapter to display more recent data and to address missing components, such as vernal pools and river corridors. These maps replaced those previously found within Appendix A. The maps that were added were:
    a. Land Cover (2025)
    b. Natural Communities, Deer Wintering Areas and Rare, Threatened and Endangered Species
    c. Highest Priority Forest Blocks and Riparian Areas
    d. Watershed Boundaries and River Corridors
    e. Surface Water, Wetland and Vernal Pools
    f. Priority, Threatened and Impaired Water Resources
    g. Flood Hazard Areas
    h. Soils

2. The new Natural Communities, Deer Wintering Areas and Rare, Threatened and Endangered Species Map identifies Rare and Irreplaceable Natural Areas (RINAs) within the region.
3. The Scenic Areas section was expanded to include discussion of how scenic areas are identified within town plans and can be protected through municipal bylaws and ordinances, as well as Act 250/248a proceedings.
4. Discussion of historic and current mineral extraction activity is now documented in the Mineral Extraction section, helping to reinforce the value and importance of granite quarries on the development of the region. A paragraph was added which includes information on how extraction activities are regulated under Act 250. The text directly references best practices published by ANR for extraction and blasting.

Future Land Use Element

1. The definitions provided for the FLUAs were updated to directly reflect the definitions provided within 24 V.S.A. § 4348a, as recommended in public comments. The corresponding appendix which previously included statutory definitions was removed.
2. The goals and policies that were previously restricted to just Downtown and Village Centers were expanded to now include Planned Growth Areas and Village Areas (lumped together through the term "Higher Density Growth Areas"). This change reflects the desire for growth and investment within all four of these FLUAs and was made in response to LURB advisory recommendations and commissioner feedback.
3. Rural-Conservation Areas Policy 2, following LURB feedback, was modified to remove standardless mandatory language.
4. The Coordination with State Programs section was added to provide a brief overview of the two state programs that the regional FLU Map informs. This was intended to provide clarity for the goals and policies that now reference the new designation program.
5. Language was added to General Land Use Goal 2, Policy 3 to provide clarity for what "stealth technology" refers to in regard to telecommunications towers, addressing both public and commissioner feedback.

Energy Element and Energy Supplement (now Appendix A)

1. Clarifications were added to the following based on public feedback:

    a. Limitations to Vermont's Weatherization Assistance Program's zero deferral policy were noted.
    b. Goal 2, Strategy d was updated to explicitly mention Thermal Energy Networks (the strategy mentioned identification of waste heat recovery opportunities, thermal resources, and the siting of infill development to encourage community-shared energy infrastructure but didn't specifically name it).
    c. Goal 4 Strategies were updated to remove outdated reference to fiber optic cable mapping.
    d. Updated Goal 8 Strategy e to clarify described actions included support to municipalities in the section 248 process including project review, process assistance/education, and the development of local Enhanced Energy Plans and siting policies (town plan components pertinent to review and status of local plan under 248).
2. Consistent with comments from the public, the Public Service Department (PSD) and the LURB, six maps were updated in the Energy Element (and 2 more in the Utilities Element), replacing the placeholders in the June 25 draft of the Plan (some placeholders in supplement were replaced and moved to the element). The maps that were updated were:
    a. Existing Community-Scale Advanced Wood Heating
    b. State and Regional Energy Development Constraints
    c. Base, Prime and Rooftop Solar Potential
    d. Wind Energy Potential
    e. Hydroelectric Power Potential
    f. Energy Infrastructure Challenges
3. Electric Efficiency Targets were included in the Energy Element itself instead of only in the supplement and the narrative was expanded per PSD feedback.
4. Several locations where tables or sentences were added from the existing underpinning analyses to support and clarify the existing plan language in response to PSD comments re preferences (e.g. explicitly restating CVRPC's ongoing technical assistance to municipalities, municipal plans, and communities regarding siting and ground up approach in terms of integrating specific parcels from municipal plans into regional plan in response to PSD preference for parcel level identification of preferred sites; or including an additional table

showing overlap of RPC constraints with existing state constraints where narrative already stated and map shows these do not unduly burden ability to meet incremental targets (in conjunction with existing tables).

Transportation Element

1. Feedback from the public, the Vermont Agency of Transportation (VTrans) and the LURB highlighted deficiencies in the transportation map originally provided. Three new maps were added to the Transportation Element to show more current data and to meet statute. The maps that were added were:
    a. Limited Access Highway
    b. Public Transportation
    c. Airports and Railroads
2. In July 2026, Tri-Valley Transit (TVT) became the new primary public transit provider for the Central Vermont region. The text was updated to reflect the switch from Green Mountain Transit to TVT. Microtransit offered by TVT was noted in response to a LURB advisory recommendation.
3. The Regional Transportation Recommendations section was expanded to include priority transportation projects in the region. These include roadway, safety and traffic projects, as well as bridges and structures that will require maintenance and upgrading in the future. Projects which are already in the VTrans Capital Program are distinguished from other priority projects.

Utilities, Facilities and Services Element

1. To address public and state agency comments, the following maps were updated and added:
    a. Electric Infrastructure
    b. Existing Electric Power Generation
    c. Water Supply and Wastewater Infrastructure
    d. Waste Disposal and Recycling Facilities
    e. Telecommunication Facilities
    f. Emergency Services
    g. School District Boundaries, Educational Facilities and Libraries
    h. Conserved Land
    i. Recreation Trails and Scenic Byways
    j. Recreation Sites

    k. Historic Resources
2. Discussion of Electric Transmission now also integrates 2024 LTRP explicitly instead of only 2021 LTRP by reference (the plans are directionally consistent but added more nuance for the region) (PSD comment)
3. Following the advisory recommendation by the LURB, CVRPC provided a brief overview of PFAS and the potential risk to water quality.
4. The Central Vermont Solid Waste Management District (CVSWMD) provided a wealth of feedback and advisory changes for the Solid Waste section. Those comments were integrated into the Plan to better reflect ongoing work and programs in the region offered by CVSWMD and the other solid waste districts/alliances.
5. VEM advised CVRPC to include more discussion around emergency services in the region. Some additional language was added to the Emergency/Health Services section to provide additional information about local fire departments and EMS, particularly around the challenges that they are facing. A factual correction was made to the location of the Vermont State Police barracks.
6. The LURB required CVRPC to revise its Outdoor Recreation section to better align with State Goal 8 and to more robustly reflect current recreational assets in the region. CVRPC added information about existing trails, recreation areas, recreation districts, and ski resorts. Furthermore, additional text was added about the shortcomings and challenges facing recreation, and the ongoing state and regional projects to support trail stewards and expand equitable access to the outdoors.
7. In response to LURB feedback, the Historic and Archaeological Resources section now includes more detailed information about existing historic sites, historic districts, and highlights a few notable examples. Archaeological resources are discussed, including reference to the statewide inventory. Language was added to discuss Act 250 regulation of these sites.
8. Healthy Communities Goal, Policy 10 was added in response to the EJ analysis conducted. Access to nutritious foods was noted as disproportionately burdening environmental justice focus populations (EJFPs). After reviewing the Plan, it was clear that additional language was needed in the Plan to address this burden and to reinforce

CVRPC's commitment to ensuring that all residents in Central Vermont have adequate and equitable access to healthy, local foods.

Housing Element

1. Added narrative about the need to assess and improve/expand infrastructure for increased development in higher-density FLUAs, per LURB comments.
2. Added discussion of the challenge to align decreasing household sizes and corresponding desire for smaller unit size, with the most common housing type of single-family homes having 3+ bedrooms.
3. Added a data table for Current Distribution of Housing in Central Vermont to accompany the existing chart of the same name.
4. Updated Percentage High-Density Future Land Use Areas and Resulting 2030 Regional Housing Targets Central Vermont table and revised calculations of housing targets.
5. Updated Central Vermont Municipal Housing Targets table using final municipal FLU data.

Economic Element

1. To address public and state agency comments, the Municipal, State, and Federal Office Buildings Map was added.

Appendix – Maps

1. This appendix was removed. All maps required by statute were created and integrated into the text to reflect updated data and statutory requirements.

Appendix – Energy Supplement

1. The Energy Supplement was updated to ensure that municipal breakouts, associated with regional totals in the energy element, were included, to fill in gaps in methodology and provide more detail where helpful/pertinent, and to update all placeholder tables.
2. State Energy Burden Comparison added to Regional Energy Burden section per LURB's advisory comment; 2023 comparison included per PSD advisory comment.

Appendix – Housing Target Methodology

1. Details were added about effects of standardized mapping on high-density FLU totals and effects on housing targets, and explanation of

the exclusion of infrastructure capacity and infill as factors in determining municipal housing targets.

Appendix - Future Land Use Area Acreage by Municipality

1. The Central Vermont Future Land Use Area Acreage by Municipality table was added in response to public comment.

Appendix – Environmental Benefits and Burdens Analysis

1. CVRPC completed its environmental justice (EJ) analysis, filling in the columns of the table that were blank in the June 25 draft. After public comment at the public hearing on September 8, 2026, the EJ analysis was further refined to include more qualitative descriptions of the benefits and burdens mapped.