VERMONT
LAND USE REVIEW BOARD
Application #:
RPC03-0001
Exhibit #: 064
Date Received: 10/21/2026

Central Vermont Regional Planning Commission

To: Vermont Land Use Review Board

From: Central Vermont Regional Planning Commission

Date: October 20, 2026

Re: Tier 1B Memorandum

This memorandum constitutes the Central Vermont Regional Planning Commission's (CVRPC) Application Request for Tier 1B Status pursuant to Section 1.102(B)(3) of the LURB Guidelines for Regional Planning Commission Applications. CVRPC is requesting Tier 1B approvals for eligible areas in six of the Region's 23 municipalities, as summarized below. 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(c) for all eligible areas is enclosed.

Municipalities Requesting Tier 1B:

1. Barre City
2. Barre Town
3. Montpelier
4. Northfield
5. Waitsfield
6. Waterbury

| Tier 1B Opt-In Summary | |
|---|---|
| Barre City | Downtown Center: 134.16 acres |
| | Planned Growth Area: 1,112.18 acres |
| Barre Town | Village Center: 203.66 acres |
| | Village Area: 1,060.15 acres |
| Montpelier | Downtown Center: 231.96 acres |
| | Planned Growth Area: 2,148.26 acres |
| Northfield | Downtown Center: 100.20 acres |
| | Village Center: 38.75 acres |
| | Planned Growth Area: 299.63 acres |
| | Village Area: 99.01 acres |
| Waitsfield | Village Center: 54.25 acres |
| | Village Area: 215.73 acres |
| Waterbury | Downtown Center: 85.73 acres |
| | Village Center: 18.71 acres |
| | Planned Growth Area: 66.06 acres |
| | Village Area: 312.4 acres |

| Barre City | | |
|---|---|---|
| **Municipal Resolution to opt in 6033(c)(1)** | | **Yes ☒ No ☐** |
| **FLU Planning Areas Included:** | | |
| Downtown Center | x | |
| Village Center | | |
| Planned Growth Area | x | |
| Village Area | | |
| **Notes:** All Tier 1 eligible areas in Barre City are served by municipal water and wastewater systems. | | |
| *Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350* | | Confirmation Date: 10/10/2020 |
| *Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442* | | Unified Development Ordinance Date: 11/4/2024 |
| *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 ☐<br>Water Supply: Barre City Municipal Water System<br><br>Wastewater Infrastructure: Barre City Municipal Wastewater System<br><br>Soils: n/a |
| *Has adequate municipal staff, municipal officials, or contracted capacity* | | Yes ☒ No ☐ |

| Barre Town | | |
|---|---|---|
| **Municipal Resolution to opt in 6033(c)(1)** | | **Yes ☒ No ☐** |
| **FLU Planning Areas Included:** | | |
| Downtown Center | | |
| Village Center | x | |
| Planned Growth Area | | |
| Village Area | x | |
| **Notes:** Multiple, distinct Tier 1 eligible areas throughout the town, including three Village Areas that are adjacent to Barre City's Planned Growth Area. Most of the identified area is served by municipal water and wastewater systems. The remainder of the area either features or is in close proximity to soils adequate for wastewater disposal. | | |
| *Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350* | | Confirmation Date: 9/8/2020 |
| *Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442* | | Zoning Date: 10/3/2017<br>Subdivision Date: 10/13/2009 |
| *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 ☐<br>Water Supply: Graniteville Fire District, Websterville Water System, and Barre Town Water<br><br>Wastewater Infrastructure: Barre Town Municipal Sewer System<br><br>Soils: For any parcels included in a Tier 1 eligible area that are not served by water or wastewater systems, Class I, II, and/or III on-site septic soils are generally available. |
| *Has adequate municipal staff, municipal officials, or contracted capacity* | | Yes ☒ No ☐ |

| Montpelier | | |
|---|---|---|
| **Municipal Resolution to opt in 6033(c)(1)** | | **Yes ☒ No ☐** |
| **FLU Planning Areas Included:** | | |
| Downtown Center | x | |
| Village Center | | |
| Planned Growth Area | x | |
| Village Area | | |
| **Notes:** The identified Tier 1 eligible areas represent an expansion of the existing Downtown and Growth Center designations. Most of the Tier 1 eligible area is served by municipal water and wastewater systems. Locations outside the infrastructure service area are either close enough to the existing systems to consider the establishment of new connections or feature Class I, II, and/or III on-site septic soils. | | |
| *Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350* | | Confirmation Date: 8/21/2025 |
| *Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442* | | Zoning Date: 4/3/2024<br>Subdivision Date: 3/27/2019 |
| *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 ☐<br>Water Supply: Montpelier Water System<br><br>Wastewater Infrastructure: Montpelier Wastewater System<br><br>Soils: Class I, II, and/or III on-site septic soils are generally available in the areas identified as Tier 1 eligible that are not currently served by municipal water and/or wastewater infrastructure. |
| *Has adequate municipal staff, municipal officials, or contracted capacity* | | Yes ☒ No ☐ |

| Northfield | | |
|---|---|---|
| **Municipal Resolution to opt in 6033(c)(1)** | | **Yes ☒ No ☐** |
| **FLU Planning Areas Included:** | | |
| Downtown Center | x | |
| Village Center | x | |
| Planned Growth Area | x | |
| Village Area | x | |
| **Notes:** Two, distinct Tier 1 eligible areas have been identified in the Town of Northfield. The Downtown Center and adjacent Planned Growth Area are served by water and wastewater infrastructure. Northfield Falls is served by water infrastructure. Class I, II, and/or III on-site septic soils are generally available throughout the areas identified as Tier 1 eligible. | | |
| *Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350* | | Confirmation Date: 9/4/2020 |
| *Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442* | | Zoning Date: 7/10/2024<br>Subdivision Date: 12/21/2017 |
| *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 ☐<br>Water Supply: Northfield Water System<br><br>Wastewater Infrastructure: Northfield Wastewater System<br><br>Soils: Class I, II, and/or III on-site septic soils are generally available throughout the identified Tier 1 eligible areas. |
| *Has adequate municipal staff, municipal officials, or contracted capacity* | | Yes ☒ No ☐ |

| Waitsfield | | |
|---|---|---|
| **Municipal Resolution to opt in 6033(c)(1)** | | **Yes ☒ No ☐** |
| **FLU Planning Areas Included:** | | |
| Downtown Center | | |
| Village Center | x | |
| Planned Growth Area | | |
| Village Area | x | |
| **Notes:** One Tier 1 eligible area was identified in the Town of Waitsfield. The Town opted into Tier 1B for eligible FLUAs where they overlapped with the following zoning districts (detailed in Waitsfield's Zoning Bylaws): Irasville Village District, Village Residential District, and Village Business District. The area is served by the municipal water system, and the development of a wastewater system is underway. Class I, II, and/or III on-site septic soils are generally available throughout the identified Tier 1 eligible area. | | |
| *Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350* | | Confirmation Date: 12/12/2023 |
| *Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442* | | Zoning Date: 1/8/2024<br>Subdivision Date: 3/4/2008 |
| *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 ☐<br>Water Supply: Waitsfield Water Supply<br><br>Wastewater Infrastructure: N/A<br><br>Soils: Class I, II, and/or III on-site septic soils are generally available throughout the identified Tier 1 eligible area. |
| *Has adequate municipal staff, municipal officials, or contracted capacity* | | Yes ☒ No ☐ |

| Waterbury | | |
|---|---|---|
| **Municipal Resolution to opt in 6033(c)(1)** | | **Yes ☒ No ☐** |
| **FLU Planning Areas Included:** | | |
| Downtown Center | x | |
| Village Center | x | |
| Planned Growth Area | x | |
| Village Area | x | |
| **Notes:** Two, distinct Tier 1 eligible areas have been identified in the Town of Waterbury. The Downtown Center and adjacent Planned Growth and Village Areas feature water and wastewater service while the Waterbury Center area is within the Waterbury Water System service area. Class I, II, and/or III on-site septic soils are generally available throughout the identified Tier 1 eligible area. | | |
| *Has duly adopted and approved plan and confirmed planning process 24 V.S.A. §4350* | | Confirmation Date: 5/14/2019 |
| *Has permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, 4442* | | Unified Regulations: 5/16/2016 |
| *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 ☐<br>Water Supply: Edward Farrar Utility District Water System, Waterbury Water System<br><br>Wastewater Infrastructure: Edward Farrar Utility District Wastewater System<br><br>Soils: Class I, II, and/or III on-site septic soils are generally available throughout the identified Tier 1 eligible area. |
| *Has adequate municipal staff, municipal officials, or contracted capacity* | | Yes ☒ No ☐ |