VERMONT
LAND USE REVIEW BOARD
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Central Vermont Regional Planning Commission

## Description of Changes to Regional Future Land Use Map Changes

CVRPC has maintained a Regional Plan, including Future Land Use (FLU) Maps, for more than 50 years. Act 181 established a new set of Future Land Use Areas (FLUAs), defined in 24 V.S.A. § 4348a, that are now used consistently by all Regional Planning Commissions. These categories are very similar to those used in the Central Vermont Regional Plan for more than a decade, including in the most recent 2024 Future Land Use Map. (See Table 1 below.) The Regional Future Land Use Map also now identifies areas eligible for Act 250 exemptions (Tier 1), and rolls over Vermont's state designation programs, which provide incentives for development.

Given these statutory changes, the draft 2026 FLU Map is different from the 2024 map. Notable Regional changes are described below, and specific changes within municipalities are outlined in Table 2.

**Notable Changes:**

- In the 2026 FLU Map, the areas targeted for growth are *Downtown Centers, Village Centers, Planned Growth Areas (PGA),* and *Village Areas*. Compared to the 2024 map, these categories are generally more compact and aligned with existing and planned infrastructure, services, and factors in walkability.
- In the 2026 FLU Map, rural areas are mapped as either *Rural Agriculture and Forestry*, *Rural Conservation*, or *Rural General*. In the 2024 FLU Map, these areas were mapped as Rural or Resource. The three new rural categories allowed for greater distinction between rural land uses, highlighting the balance between working lands, conservation and resilience priorities. Rural land still comprises most of the Region.
- Resource-based Recreation now covers several of the larger recreation areas in the Region, like ski areas. In the 2024 FLU Map, Resort Centers were shown as points on the map.
- Mixed Use Commercial is no longer a land use category and has become other areas such as Transition or Enterprise areas, and in some cases, incorporated into Centers or Planned Growth Areas.

- Areas mapped as Industrial mostly transitioned into the Enterprise FLUA.
- Areas within mapped flood/erosion hazards (river corridor, Special Flood Hazard Area, Floodways) adjacent to Tier 1 eligible Future Land Use Classes were mapped as Transition Infill. Otherwise, mapped flood/erosion hazards were mapped as Rural Conservation.

Table 1. Future Land Use Areas Comparison 2024 and 2026

| **2024 Future Land Use Areas** | **2026 Future Land Use Areas** |
|---|---|
| - Regional Centers<br>- Town Centers<br>- Villages<br>- Mixed-Use Commercial<br>- Industrial<br>- Resort Centers<br>- Resource<br>- Hamlets<br>- Rural | - Downtown Centers<br>- Village Centers<br>- Planned Growth Areas<br>- Village Areas<br>- Enterprise<br>- Transition/Infill<br>- Resource-based Recreation Areas<br>- Hamlets<br>- Rural – General<br>- Rural – Agriculture and Forestry<br>- Rural – Conservation |

Table 2. Summary of Regional Map Changes

| Town | Geographic Area | 2024 FLU Map | 2026 FLU Map | Notes |
|---|---|---|---|---|
| Barre City | Downtown Barre City | Regional Center | Downtown Center, Rural Conservation, Transition Infill and Planned Growth Area | The regional center was divided into four new land use classes. The Downtown Center is a slight expansion of the original State Designated Downtown, and the surrounding planned growth area represents other areas for growth in the city. |
| | Areas in purple to the northwest and to the southeast of the regional center (2024 map) | Industrial | Enterprise | Reflects new land use category names. |
| Barre Town | East Barre | Town Center | Village Center and Village Area | The boundary of the East Barre Village Center and Village Area expands the original State Designated Village Center to include the East Barre Historic District, parcels to the north across Route 302 along E Cobble Hill Road, to the south along Mill Street, to the west along Westerville Road and to the east along State Route 110. |
| | Granite Quarries | Rural, Resource and Industrial | Enterprise | Reflects new land use class name. |
| | Lower Graniteville | Hamlet | Village Center and Village Area | The boundary of the Lower Graniteville Village Center and Village Area expands the original State Designated Village Center to include a majority of the Lower Graniteville Historic District, to the west along Orchard Terrace and |

| Town | Geographic Area | 2024 FLU Map | 2026 FLU Map | Notes |
|---|---|---|---|---|
| | | | | Middle Road, and to the north along Graniteville Road. |
| | Upper Graniteville | Hamlet | Village Center and Village Area | The boundary of the Upper Graniteville Village Center and Village Area includes the Upper Graniteville State Register Historic District. |
| | Lower Websterville | Hamlet | Transition/Infill | This land use category indicates that the area is suitable for higher-density, mixed-use settlements or residential neighborhood through development or infill/redevelopment. |
| | South Barre | Mixed-Use Commercial | Village Center and Village Area | The boundary of the South Barre Village Center and Planned Growth Area expands the original State Designated Village Center in every direction and includes a significant portion of the South Barre Village Historic District. |
| | Upper Websterville | Hamlet | Village Center and Village Area | The boundary of the Upper Websterville Village Center and Village area is an expansion of the original State Designated Village Center. |
| Berlin | Berlin Corners | Town Center, Industrial and Mixed-use Commercial | Downtown Center, Village Center, Transition Infill, Village Area and Enterprise | Berlin Corners was divided into five new land use classes. The Downtown Center is a slight expansion of the legacy New Town Center and Neighborhood Development State Designated Areas. The Berlin Corners Village is an expansion of the original state designated Village Center, including portions of the Berlin Corners Historic District. The enterprise area reflects new land use category names. |
| | 302 Corridor | Mixed-Use Commercial and Rural | Transition/Infill | This land use category indicates that the area is suitable for higher-density, mixed-use |

| Town | Geographic Area | 2024 FLU Map | 2026 FLU Map | Notes |
|---|---|---|---|---|
| | | | | settlements or residential neighborhoods through development or infill/redevelopment. |
| | Riverton | Industrial and Rural | Enterprise, Village Center and Village Area | The boundary of the Riverton Village area is an expansion of the original State Designated Village Center. |
| | McCullough Crushing, Inc. McBro Quarry | Rural | Enterprise | This was mapped as an Enterprise Area to account for current resource extraction activity at the site. |
| Cabot | Cabot Village | Town Center | Village Center and Rural Conservation | The boundary of the Cabot Village area is an expansion of the original State Designated Village Center and includes a portion of the Cabot Village State Register Historic District. |
| Calais | Adamant Village, Maple Corners and North Calais | Hamlets | Village Center and Transition Infill | The boundary of Adamant and North Calais Villages remains unchanged from the original State Designated Village Centers. The Maple Corner Village is an extension of the State Designated Village Center and includes the majority of the Maple Corner Historic District. |
| | East Calais | Town Center | Village Center and Transition Infill | The boundary of the Village is an expansion of the original State Designated Village Center and includes the East Calais Historic District. |
| Duxbury | Duxbury Village | Town Center | Rural General | This area does not meet the statutory definition of a Village Center / Village Area and is more appropriately designated as Rural General. |
| | Welch Rd | Rural | Enterprise | Reflects current land use (sawmill) of the parcel. |

| Town | Geographic Area | 2024 FLU Map | 2026 FLU Map | Notes |
|---|---|---|---|---|
| East Montpelier | East Montpelier Village Center | Town Center | Village Center, Village Area and Transition Infill | The boundary of the East Montpelier Village area is an expansion of the original State Designated Village. Area includes much of the East Montpelier Village Historic District. |
| | North Montpelier Village Center | Hamlet | Village Center and Village Area | The boundary of the North Montpelier Village area is an expansion of the original State Designated Village Center. Area includes much of the North Montpelier Village Historic District. |
| | Packard Road | Industrial | Enterprise | Reflects new land use category names. |
| Fayston | Waitsfield Village | Town Center | Rural General | This area does not meet the statutory definition of a Village Center / Village Area and is more appropriately designated as Rural General. |
| | Mad River Industrial Park | Industrial | Enterprise | Reflects new land use category names. |
| | Sugarbush Resort at Mt Ellen and Mad River Glen Cooperative | Resort Centers | Resource-based Recreation Areas | Ski areas are explicitly called out in the statutory definition of Resource-based Recreation areas. |
| Marshfield | Marshfield Village | Town Center | Village Center, Village Area and Transition Infill | The boundary of the Village Center is an expansion of the original State Designated Village Center and includes much of the Marshfield Village State Register Historic District. |
| | Plainfield Village | Town Center | Village Area | Reflects changes to future land use area names. |
| | Nasmith Brook Road | Rural | Enterprise | Reflects current land use. |

| Town | Geographic Area | 2024 FLU Map | 2026 FLU Map | Notes |
|---|---|---|---|---|
| | Bickford's Quarry | Rural | Enterprise | This was mapped as an Enterprise Area to account for current resource extraction activity at the site. |
| Middlesex | Middlesex Village Center | Town Center | Village Center and Transition Infill | The proposed Village Center extends beyond the State Designated Village Center to include much of the Middlesex Historic District. The Transition Infill category indicates that the area is suitable for higher-density, mixed-use settlements or residential neighborhood through development or infill/redevelopment. |
| | 3 Mile Bridge Road | Rural | Enterprise | Reflects commercial / industrial use of the property. |
| Montpelier | Downtown Montpelier | Regional Center | Downtown Center, Rural Conservation, Transition Infill and Planned Growth Area | The regional center was divided into four new land use classes. The Downtown Center is an expansion of the legacy State Designated Downtown. The surrounding Planned Growth Area is an expansion of the legacy State Designated Growth Center Boundary. |
| | Southeastern Corner near Gallison Hill Road | Industrial | Enterprise and Rural Conservation. | Reflects new land use category names. The Rural – Conservation areas denote the presence of known flood hazard locations. |
| | Northfield Street and Berlin Street | Rural | Transition/Infill | This land use category indicates that the area is suitable for higher-density, mixed-use settlements or residential neighborhoods through new development or infill / redevelopment. |
| Moretown | Moretown Village | Town Center | Village Center, Village Area and Rural General | The Village Center designation is a slight expansion of the legacy village center boundary. Both the Village Center and the Village Area are constrained by the mapped |

| Town | Geographic Area | 2024 FLU Map | 2026 FLU Map | Notes |
|---|---|---|---|---|
| | | | | flood hazard areas (Mad River) to the west. The Village Area extends to the north and south of the Village Center. |
| | North Moretown | Town Center | Village Area and Rural Conservation | This area has been reduced in size from the previous Town Center to exclude mapped flood hazard areas. |
| | Moretown Landfill | Resource and Rural | Special Use | Special use classes denote areas of land which do not fit neatly into one of the existing Future Land Use areas. |
| Northfield | Northfield Village | Town Center | Downtown Center, Planned Growth Area, Transition Infill and Rural Conservation | The boundary of the Northfield Downtown is an expansion of the original State Designated Village Center, including part of the South Main – Central Street Historic District. The Planned Growth Area aligns with municipal future land use mapping of the area. |
| | Northfield Falls | Town Center | Village Center, Village Area and Rural Conservation | The boundary of the Northfield Falls Village was expanded to the east of the State Designated Village Center to include a portion of the Northfield Falls Historic District. Known flood hazards are mapped as Rural – Conservation. |
| | Darn Tough | Industrial | Enterprise | Reflects new land use class names. |
| Orange | Orange Village | Hamlet | Village Center | The village center designation aligns with the legacy village center boundary and includes the Hamlet. |
| | Barre City Forest | Resource | Enterprise | This area was mapped as enterprise to account for logging activity present. |

| Town | Geographic Area | 2024 FLU Map | 2026 FLU Map | Notes |
|---|---|---|---|---|
| Plainfield | Plainfield Village | Town Center | Village Center and Village Area | The boundary of the Plainfield Village and Village Area is an expansion of the original State Designated Village Center and Neighborhood Development areas. |
| Roxbury | Roxbury Village | Town Center | Village Center | The boundary of the Roxbury Village expands the existing State Designated Village Center to the west along the Warren Mountain Road. |
| | Roxbury Road near Northfield town border. | Rural | Enterprise | Reflects current land use. |
| Waitsfield | Waitsfield Village | Town Center | Village Center and Village Area | The boundary of the Waitsfield Village and Village area remain unchanged from the original State Designated Village Center and Neighborhood Development areas. |
| | Mad River Industrial Park | Industrial | Enterprise | Reflects new land use category names. |
| | Armstrong Rd | Rural | Enterprise | Reflects current use of land as a gravel quarry. |
| Warren | Sugarbush Resort | Resort Center | Resource-based Recreation Area | Ski areas are explicitly called out in the statutory definition of Resource-based Recreation areas. |
| | Warren Village | Town Center | Village Center and Village Area | The boundary of the Village Area is an expansion of the original State Designated Village Center, including parts of the Warren Village State Register Historic District. |
| | Warren-Sugarbush Airport | Rural | Enterprise | Reflects current land use as a private airport. |

| Town | Geographic Area | 2024 FLU Map | 2026 FLU Map | Notes |
|---|---|---|---|---|
| Washington | Washington Village | Town Center | Village Center, Transition Infill and Rural Conservation | Reflects new land use category names. This area is centered on the Washington Village Historic District. |
| Waterbury | Waterbury Village | Regional Center | Downtown Center, Planned Growth Area, Transition Infill and Rural Conservation | The Regional Center was divided into four new land use classes. The Downtown Center is a slight expansion of the legacy State Designated Downtown, and the surrounding Planned Growth Area represents significant development opportunities. |
| | Waterbury Center | Town Center | Village Center, Village Area and Transition Infill | The boundary of the Village Center expands the original State Designated Village Center to include parts of the Waterbury Center – Village Park State Register Historic District. |
| | Colbyville | Town Center | Village Area | Given its proximity to the Waterbury Downtown Center and alignment with municipal planning, this was mapped as Village Area. |
| | Pilgrim Park Road, Ben & Jerry's, Waterbury Wastewater Treatment Plant, Sweet Road and Suss Drive | Rural | Enterprise | Reflects commercial / industrial use of the properties. |
| Williamstown | Williamstown Village | Town Center | Village Center and Rural General | The village center designation is an expansion of the legacy State Designated Village Center boundary. |

| Town | Geographic Area | 2024 FLU Map | 2026 FLU Map | Notes |
|---|---|---|---|---|
| | Giroux Trash & Recycling | Rural | Enterprise | Reflects current land use. |
| | Pike Industries Quarry | Rural | Enterprise | Reflects current land use. |
| | Quarry off Graniteville Rd | Rural | Enterprise | Reflects current land use. |
| Woodbury | Woodbury Village | Town Center | Village Center and Transition Infill | Reflects change in land use category names. Area is centered on the Woodbury Center Village Historic District. |
| | South Woodbury | Rural | Village Center and Transition Infill | Area is centered on the South Woodbury Historic District. |
| | Woodbury Quarry | Rural | Enterprise | Mapped as an Enterprise Area to account for current resource extraction activity at the site. |
| Worcester | Worcester Village | Town Center | Village Center | The boundary of the Worcester Village Area is an expansion of the original State Designated Village Center. |