

110 West Canal Street, Suite 202
Winooski, VT 05404-2109
802-846-4490
www.ccrpcvt.org

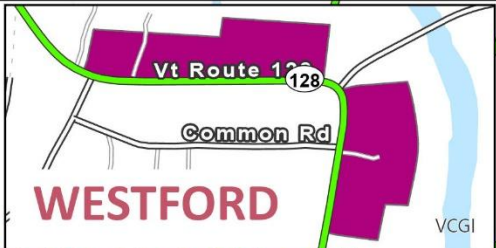
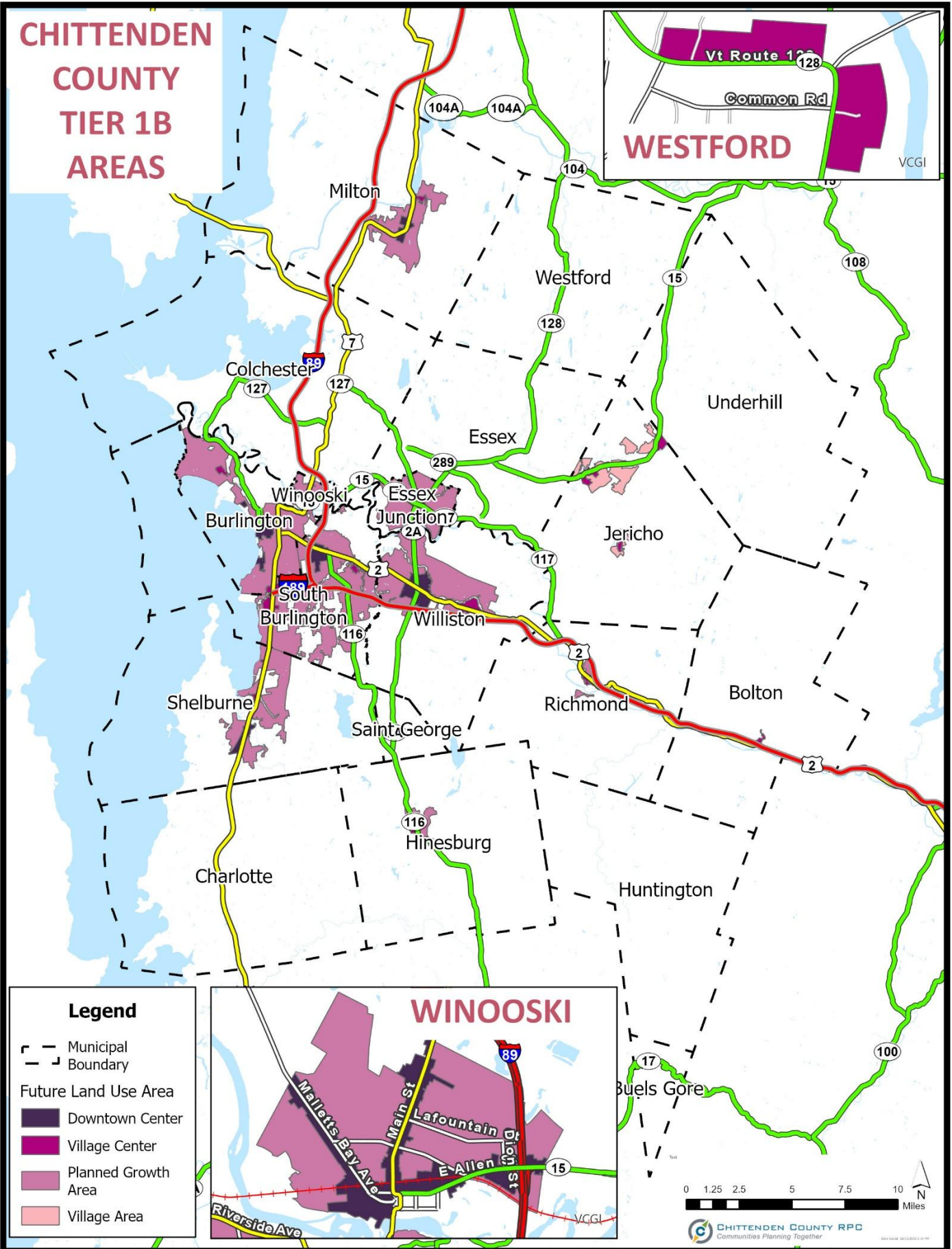
To: Vermont Land Use Review Board
From: Taylor Newton, Planning Program Director
Date: October 16, 2025
Re: *Tier 1B Memorandum*

This memorandum accompanies Chittenden County Regional Planning Commission's (CCRPC) Preapplication Request for Tier 1B Status as outlined in Section 1.102(B)(3) of the LURB Guidelines for Regional Planning Commission Applications. CCRPC is requesting Tier 1B approvals for eligible areas in 12 out of 19 municipalities in our region as summarized below and the map on the following page. 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(b) for all eligible areas is enclosed.

Tier 1B Opt-In Summary

Land Use Category	Total Areas	Municipality	Area Name
Downtown Centers	9	Burlington	Cambrian Rise
		Burlington	Burlington
		Burlington	South End Innovation District
		Essex Junction	Essex Junction
		Milton	Milton
		Shelburne	Shelburne
		South Burlington	South Burlington
		Williston	Williston
		Winooski	Winooski (partial)
Village Centers	16	Bolton	Bolton
		Burlington	New North End
		Burlington	Shelburne Road/Farrell Road
		Hinesburg	Hinesburg
		Jericho	Jericho Center
		Jericho	Jericho Corners
		Jericho	Riverside/Underhill Flats Village Center
		Milton	Milton
		Richmond	Richmond
		Shelburne	Juniper Ridge
		Shelburne	Longmeadow Drive
		South Burlington	Shelburne Road/Farrell Road
		South Burlington	Fayette Drive
		South Burlington	Kimball Avenue
Westford	Westford (partial)		
Williston	Williston		
Planned Growth Areas	9	Burlington	Burlington
		Essex Junction	Essex Junction
		Hinesburg	Hinesburg
		Milton	Milton
		Richmond	Richmond
		Shelburne	Shelburne
		South Burlington	South Burlington
		Williston	Williston
		Winooski	Winooski
Village Area	2	Hinesburg	Hinesburg
		Jericho	Jericho

CHITTENDEN COUNTY TIER 1B AREAS



Legend

- Municipal Boundary
- Future Land Use Area
- Downtown Center
- Village Center
- Planned Growth Area
- Village Area

0 1.25 2.5 5 7.5 10 Miles

N

CHITTENDEN COUNTY RPC
Communities Planning Together

Bolton		
Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Bolton
Planned Growth Area	n/a	
Village Area	n/a	
Notes:		
<i>Has duly adopted and approved and confirmed planning process 24 VSA §4350</i>		Confirmation Date: 7/15/2025 See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §4414, 4418, 4442</i>		Bylaw Adoption Date: 10/9/2023
<i>Excludes identified flood hazard and fluvial erosion areas, except those area containing preexisting development in areas suitable for infill development (10 VSA §6033(c)(3) and (4))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development (10 VSA §6033(c)(5))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: n/a Wastewater Infrastructure: n/a Soils: Class I, II, and/or III on-site septic soils are generally available in the area.
<i>Has adequate municipal staff, municipal officials, or contracted capacity (10 VSA §6033(c)(6))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Burlington		
Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	X	Cambrian Rise, Burlington, South End Innovation District
Village Center	X	New North End, Shelburne Road/Farrell Road
Planned Growth Area	X	Burlington
Village Area	n/a	
Notes:		
<i>Has duly adopted and approved and confirmed planning process 24 VSA §4350</i>		Confirmation Date: 5/19/2019 See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §4414, 4418, 4442</i>		Bylaw Adoption Date: 3/25/2024
<i>Excludes identified flood hazard and fluvial erosion areas, except those area containing preexisting development in areas suitable for infill development (10 VSA §6033(c)(3) and (4))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development (10 VSA §6033(c)(5))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: The City has a municipal water supply system that serves the areas. Wastewater Infrastructure: The City has a municipal wastewater system that serves the areas. Soils: n/a
<i>Has adequate municipal staff, municipal officials, or contracted capacity (10 VSA §6033(c)(6))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Essex Junction		
Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	X	Essex Junction
Village Center	n/a	
Planned Growth Area	X	Essex Junction
Village Area	n/a	
Notes:		
<i>Has duly adopted and approved and confirmed planning process 24 VSA §4350</i>		Confirmation Date: 9/18/2019 See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §4414, 4418, 4442</i>		Bylaw Adoption Date: 2/26/2025
<i>Excludes identified flood hazard and fluvial erosion areas, except those area containing preexisting development in areas suitable for infill development (10 VSA §6033(c)(3) and (4))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development (10 VSA §6033(c)(5))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: The City has a municipal water supply system that serves the areas. Wastewater Infrastructure: The City has a municipal wastewater system that serves the areas. Soils: n/a
<i>Has adequate municipal staff, municipal officials, or contracted capacity (10 VSA §6033(c)(6))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Hinesburg		
Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Hinesburg
Planned Growth Area	X	Hinesburg
Village Area	X	Hinesburg
<p>Notes: The Hinesburg Town Plan has expired. A new Town Plan has been drafted and is about to proceed through the adoption process. CCRPC will hold a public hearing on regional approval and confirmation of the Town’s planning process in December 2025. CCRPC anticipates regionally approving the Town Plan and confirming the Town’s planning process in spring 2026 before CCRPC submits the regional plan to the Land Use Review Board for approval.</p>		
<i>Has duly adopted and approved and confirmed planning process 24 VSA §4350</i>		Confirmation Date: 10/18/2017 See above note.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §4414, 4418, 4442</i>		Bylaw Adoption Date: 9/17/2025
<i>Excludes identified flood hazard and fluvial erosion areas, except those area containing preexisting development in areas suitable for infill development (10 VSA §6033(c)(3) and (4))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development (10 VSA §6033(c)(5))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: The Town has a municipal water supply system that serves the Village Center and Planned Growth Area. Wastewater Infrastructure: The Town has a municipal wastewater system that serves the areas. Soils: n/a
<i>Has adequate municipal staff, municipal officials, or contracted capacity (10 VSA §6033(c)(6))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Jericho		
Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Jericho Center, Jericho Corners, Riverside/Underhill Flats Village Center
Planned Growth Area	n/a	
Village Area	X	Jericho
Notes:		
<i>Has duly adopted and approved and confirmed planning process 24 VSA §4350</i>		Confirmation Date: 1/17/2024 See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §4414, 4418, 4442</i>		Bylaw Adoption Date: 9/8/2025
<i>Excludes identified flood hazard and fluvial erosion areas, except those area containing preexisting development in areas suitable for infill development (10 VSA §6033(c)(3) and (4))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development (10 VSA §6033(c)(5))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: The Town has a municipal water supply system that serves the Jericho Corners, Riverside/Underhill Flats Village Center, and Jericho’s Village Area. Wastewater Infrastructure: n/a Soils: Jericho Center has Class I, II, and/or III on-site septic soils generally available in the area.
<i>Has adequate municipal staff, municipal officials, or contracted capacity (10 VSA §6033(c)(6))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Milton		
Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	X	Milton
Village Center	X	Milton
Planned Growth Area	X	Milton
Village Area	n/a	
<p>Notes: The Milton Town Plan will expire before the regional plan is submitted to the LURB for approval in May 2026. CCRPC and Town staff have a plan in place to ensure there is time for municipal adoption of a new Town Plan and for regional review of the Town Plan and the Town’s planning process before May 2026.</p>		
<i>Has duly adopted and approved and confirmed planning process 24 VSA §4350</i>		Confirmation Date: 3/21/2018 See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §4414, 4418, 4442</i>		Bylaw Adoption Date: 1/3/2023
<i>Excludes identified flood hazard and fluvial erosion areas, except those area containing preexisting development in areas suitable for infill development (10 VSA §6033(c)(3) and (4))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development (10 VSA §6033(c)(5))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: The Town has a municipal water supply system that serves the areas. Wastewater Infrastructure: The Town has a municipal wastewater system that serves the areas. Soils: n/a
<i>Has adequate municipal staff, municipal officials, or contracted capacity (10 VSA §6033(c)(6))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Richmond		
Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Richmond
Planned Growth Area	X	Richmond
Village Area	n/a	
Notes:		
<i>Has duly adopted and approved and confirmed planning process 24 VSA §4350</i>		Confirmation Date: 1/16/2019 See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §4414, 4418, 4442</i>		Bylaw Adoption Date: 8/25/2025
<i>Excludes identified flood hazard and fluvial erosion areas, except those area containing preexisting development in areas suitable for infill development (10 VSA §6033(c)(3) and (4))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development (10 VSA §6033(c)(5))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: The Town has a municipal water supply system that serves the areas. Wastewater Infrastructure: The Town has a municipal wastewater system that serves the areas. Soils: n/a
<i>Has adequate municipal staff, municipal officials, or contracted capacity (10 VSA §6033(c)(6))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Shelburne		
Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	X	Shelburne
Village Center	X	Juniper Ridge, Longmeadow Drive
Planned Growth Area	X	Shelburne
Village Area	n/a	
Notes:		
<i>Has duly adopted and approved and confirmed planning process 24 VSA §4350</i>		Confirmation Date: 3/20/2019 See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §4414, 4418, 4442</i>		Zoning Bylaw Adoption Date: 6/14/2022 Subdivision Bylaw Adoption Date: 2/15/2022
<i>Excludes identified flood hazard and fluvial erosion areas, except those area containing preexisting development in areas suitable for infill development (10 VSA §6033(c)(3) and (4))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development (10 VSA §6033(c)(5))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: The Town has a municipal water supply system that serves the areas. Wastewater Infrastructure: The Town has a municipal wastewater system that serves the areas. Soils: n/a
<i>Has adequate municipal staff, municipal officials, or contracted capacity (10 VSA §6033(c)(6))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

South Burlington		
Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	X	South Burlington
Village Center	X	Shelburne Road/Farrell Road, Fayette Drive, Kimball Avenue
Planned Growth Area	X	South Burlington
Village Area	n/a	
Notes:		
<i>Has duly adopted and approved and confirmed planning process 24 VSA §4350</i>		Confirmation Date: 2/21/2024 See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §4414, 4418, 4442</i>		Bylaw Adoption Date: 9/2/2025
<i>Excludes identified flood hazard and fluvial erosion areas, except those area containing preexisting development in areas suitable for infill development (10 VSA §6033(c)(3) and (4))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development (10 VSA §6033(c)(5))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: The City has a municipal water supply system that serves the areas. Wastewater Infrastructure: The City has a municipal wastewater system that serves the areas. Soils: n/a
<i>Has adequate municipal staff, municipal officials, or contracted capacity (10 VSA §6033(c)(6))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Westford		
Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Westford (partial)
Planned Growth Area	n/a	
Village Area	n/a	
<p>Notes: Westford is opting-in only for portions of its Village Center that are currently a part of the Neighborhood Development Area (NDA) state designation program. This is an area on which the community has reached consensus regarding infill development and therefore is comfortable enabling limited Act 250 exemption in this area (which is comparable to the existing NDA program). Local discussions indicated that designating this limited area as Tier 1B was an initial step the community could take pending additional outreach, visioning, and town plan updates. It is possible that the town will expand this area in the future.</p>		
<i>Has duly adopted and approved and confirmed planning process 24 VSA §4350</i>		Confirmation Date: 3/17/2021 See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §4414, 4418, 4442</i>		Bylaw Adoption Date: 6/14/2024
<i>Excludes identified flood hazard and fluvial erosion areas, except those area containing preexisting development in areas suitable for infill development (10 VSA §6033(c)(3) and (4))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development (10 VSA §6033(c)(5))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: Wastewater Infrastructure: Soils: Class I, II, and/or III on-site septic soils are generally available in the area.
<i>Has adequate municipal staff, municipal officials, or contracted capacity (10 VSA §6033(c)(6))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Williston		
Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	X	Williston
Village Center	X	Williston
Planned Growth Area	X	Williston
Village Area	n/a	
Notes:		
<i>Has duly adopted and approved and confirmed planning process 24 VSA §4350</i>		Confirmation Date: 9/17/2025 See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §4414, 4418, 4442</i>		Bylaw Adoption Date: 6/4/2024
<i>Excludes identified flood hazard and fluvial erosion areas, except those area containing preexisting development in areas suitable for infill development (10 VSA §6033(c)(3) and (4))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development (10 VSA §6033(c)(5))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: The Town has a municipal water supply system that serves the areas. Wastewater Infrastructure: The Town has a municipal wastewater system that serves the areas. Soils: n/a
<i>Has adequate municipal staff, municipal officials, or contracted capacity (10 VSA §6033(c)(6))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Winooski		
Municipal Resolution to opt in 6033(c)(1)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>	
FLU Planning Areas Included:		
Downtown Center	X	Winooski (partial)
Village Center	n/a	
Planned Growth Area	X	Winooski
Village Area	n/a	
<p>Notes: Winooski has opted-in to Tier 1B for the majority of its Downtown Center and for the entire Planned Growth Area. The municipality has decided to not opt-in for a portion of its Downtown Center located off Winooski Falls Way. This excluded area has been substantially redeveloped over the past 20 years with the City leading the redevelopment work. The entire excluded area is subject to an existing Act 250 master permit with complex conditions related to infrastructure and perpetually affordable housing. The City is the main permit holder of the existing Act 250 permit and is required to co-sign to amend the Act 250 permit whenever development occurs within this area. In total, 33 permits have been issued for this portion of the Downtown Center since the approval of the master permit. The City would prefer to have the last remaining vacant parcels subject to this master permit, and any potential redevelopment in the area, remain subject to the existing Act 250 master permit.</p>		
<i>Has duly adopted and approved and confirmed planning process 24 VSA §4350</i>	Confirmation Date:4/17/2019 See enclosed confirmation resolution.	
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §4414, 4418, 4442</i>	Bylaw Adoption Date: 9/2/2025	
<i>Excludes identified flood hazard and fluvial erosion areas, except those area containing preexisting development in areas suitable for infill development (10 VSA §6033(c)(3) and (4))</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development (10 VSA §6033(c)(5))</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: The City has a municipal water supply system that serves the areas. Wastewater Infrastructure: The City has a municipal wastewater system that serves the areas. Soils: n/a	
<i>Has adequate municipal staff, municipal officials, or contracted capacity (10 VSA §6033(c)(6))</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.	

MUNICIPAL RESOLUTION ON TIER 1B STATUS

Municipality: Bolton

- WHEREAS, in accordance with Vermont law, 10 V.S.A. § 6033, a municipality may request Tier 1B area status for the purposes of Act 250 jurisdiction;
- WHEREAS, the Chittenden County Regional Planning Commission may seek approval of Tier 1B area status from the Vermont Land Use Review Board on the municipality's behalf;
- WHEREAS, the Town of Bolton has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350;
- WHEREAS, the Town of Bolton has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442;
- WHEREAS, the proposed Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development;
- WHEREAS, the Town of Bolton has water supply, wastewater infrastructure, or soils that can accommodate a community wastewater disposal system for compact housing development in the proposed Tier 1B area; and
- WHEREAS, the Town of Bolton has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

NOW, THEREFORE BE IT RESOLVED that

The Town of Bolton hereby requests that the Chittenden County Regional Planning Commission seek the Land Use Review Board's approval to have all eligible areas opt-in for Act 250 Tier 1B area status.

Adopted at a duly noticed public meeting held on June 16, 2025

Bolton Selectboard

Paula Gervia

Paula Gervia, Chair

Rich Reid

Rich Reid, Vice Chair

Leah Scott

Leah Scott

Mica Cassara

Mica Cassara

Victoria Haler

Victoria Haler

Attest:

Signature Michael Webber

Name Michael Webber

Town Clerk

Resolution Relating to

ACT 250 JURISDICTION
TIER 1B STATUS

RESOLUTION 4.2

Sponsor(s): Councilor Traverse
Introduced: 08/25/25
Referred to: _____
Action: adopted
Date: 08/25/25
Signed by Mayor: 08/28/25

CITY OF BURLINGTON

In the year Two Thousand Twenty-Five

Resolved by the City Council of the City of Burlington, as follows:

1 That WHEREAS, in accordance with Vermont law, 10 V.S.A. § 6033, a municipality may request Tier 1B
2 area status for the purposes of Act 250 jurisdiction; and

3 WHEREAS, the Chittenden County Regional Planning Commission may seek approval of Tier 1B
4 area status from the Vermont Land Use Review Board on the municipality’s behalf; and

5 WHEREAS, the City of Burlington has a duly adopted and approved plan and a planning process that
6 is confirmed in accordance with 24 V.S.A. § 4350; and

7 WHEREAS, the City of Burlington has adopted permanent zoning and subdivision bylaws in
8 accordance with 24 V.S.A. §§ 4414, 4418, and 4442; and

9 WHEREAS, the proposed Tier 1B area excludes identified flood hazard and fluvial erosion areas,
10 except those areas containing preexisting development in areas suitable for infill development; and

11 WHEREAS, the City of Burlington has adopted flood hazard and river corridor bylaws applicable to
12 the entire municipality; and

13 WHEREAS, the City of Burlington has water supply, wastewater infrastructure, or soils that can
14 accommodate a community wastewater disposal system for compact housing development in the proposed
15 Tier 1B area; and

16 WHEREAS, the City of Burlington has municipal staff, municipal officials, or contracted capacity
17 adequate to support development review and zoning administration in the Tier 1B area;

18 NOW, THEREFORE, BE IT RESOLVED that the City of Burlington hereby requests that the
19 Chittenden County Regional Planning Commission seek the Land Use Review Board’s approval to have the
20 Downtown Centers, Village Centers, and Planned Growth Areas qualify and be mapped for Act 250 Tier 1B
21 area status.

* * * * *

ORIGINAL

DISTRIBUTION:

I hereby certify that this resolution has been sent to the following department(s) on

Planning Director Dillard


RESOLUTION RELATING TO

Act 250 Jurisdiction Tier 1B Status

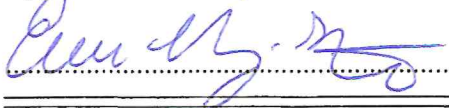
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Adopted by the City Council

..... August 25....., 20.....25.....

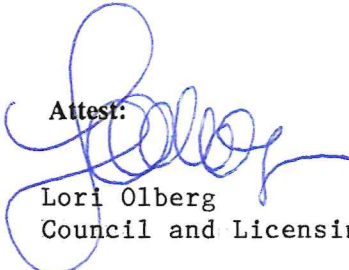
 Clerk

Approved..... Aug 28....., 20.....25.....

 Mayor

Vol. Page

Attest:



Lori Olberg
Council and Licensing Coordinator

* * * * *

MUNICIPAL RESOLUTION ON TIER 1B STATUS

Municipality: City of Essex Junction

- WHEREAS, in accordance with Vermont law, 10 V.S.A. § 6033, a municipality may request Tier 1B area status for the purposes of Act 250 jurisdiction;
- WHEREAS, the Chittenden County Regional Planning Commission may seek approval of Tier 1B area status from the Vermont Land Use Review Board on the municipality's behalf;
- WHEREAS, the City of Essex Junction has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350;
- WHEREAS, the City of Essex Junction has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442;
- WHEREAS, the proposed Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development;
- WHEREAS, the City of Essex Junction has water supply, wastewater infrastructure, or soils that can accommodate a community wastewater disposal system for compact housing development in the proposed Tier 1B area; and
- WHEREAS, the City of Essex Junction has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

NOW, THEREFORE BE IT RESOLVED that

The City of Essex Junction hereby requests that the Chittenden County Regional Planning Commission seek the Land Use Review Board's approval to have the Downtown Center and Planned Growth Area qualify and be mapped for Act 250 Tier 1B area status.

Adopted at a duly noticed public meeting held on June 11, 2025

Essex Junction City Council

Amber L. Thibeault

Amber L. Thibeault (Jun 12, 2025 15:13 EDT)

Amber Thibeault, President

M. Certa

Marcus Certa (Jun 15, 2025 17:53 EDT)

Marcus Certa, Vice President

T. Miller

Tim Miller (Jun 12, 2025 15:51 EDT)

Tim Miller, Clerk

Elaine Haney

Elaine Haney (Jun 12, 2025 22:29 EDT)

Elaine Haney

Brian T. Shelden

Brian T. Shelden (Jun 13, 2025 14:40 EDT)

Brian Shelden

Attest:

Susan McNamara-Hill

Signature Susan McNamara-Hill (Jun 12, 2025 15:17 EDT)

Name Susan McNamara-Hill

City Clerk

HINESBURG RESOLUTION ON TIER 1B STATUS

The Town of Hinesburg

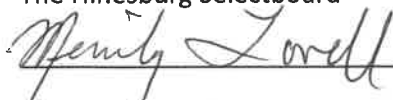
- WHEREAS, in accordance with Vermont law, 10 V.S.A. § 6033, a municipality may request Tier 1B area status for the purposes of Act 250 jurisdiction;
- WHEREAS, the Chittenden County Regional Planning Commission may seek approval of Tier 1B area status from the Vermont Land Use Review Board on the municipality's behalf;
- WHEREAS, the Town of Hinesburg has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350;
- WHEREAS, the Town of Hinesburg has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442;
- WHEREAS, the proposed Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development;
- WHEREAS, the Town of Hinesburg has water supply, wastewater infrastructure, or soils that can accommodate a community wastewater disposal system for compact housing development in the proposed Tier 1B area; and
- WHEREAS, the Town of Hinesburg has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

NOW, THEREFORE BE IT RESOLVED that

The Town of Hinesburg hereby requests that the Chittenden County Regional Planning Commission seek the Land Use Review Board's approval to have the Downtown Center, Village Center, Planned Growth Area, Village Area qualify and be mapped for Act 250 Tier 1B area status.

Adopted at a duly noticed public meeting held on June 4th, 2025

The Hinesburg Selectboard


Merrily Lovel, Chair


Dennis Place

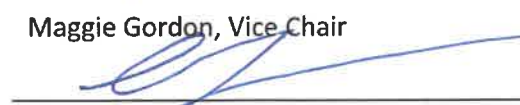

Paul Lamberson

Paul Lamberson

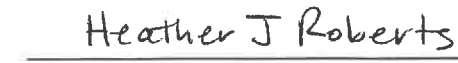

Heather J Roberts

Town Clerk Signature


Maggie Gordon, Vice Chair


Mike Loner

Mike Loner


Heather J Roberts

Print Name

MUNICIPAL RESOLUTION ON TIER 1B STATUS

Municipality: Jericho

- WHEREAS, in accordance with Vermont law, 10 V.S.A. § 6033, a municipality may request Tier 1B area status for the purposes of Act 250 jurisdiction;
- WHEREAS, the Chittenden County Regional Planning Commission may seek approval of Tier 1B area status from the Vermont Land Use Review Board on the municipality's behalf;
- WHEREAS, the Town of Jericho has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350;
- WHEREAS, the Town of Jericho has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442;
- WHEREAS, the proposed Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development;
- WHEREAS, the Town of Jericho has water supply, wastewater infrastructure, or soils that can accommodate a community wastewater disposal system for compact housing development in the proposed Tier 1B area; and
- WHEREAS, the Town of Jericho has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

NOW, THEREFORE BE IT RESOLVED that

The Town of Jericho hereby requests that the Chittenden County Regional Planning Commission seek the Land Use Review Board's approval to have the all eligible areas (Village Centers and Village Areas) qualify and be mapped for Act 250 Tier 1B area status.

Adopted at a duly noticed public meeting held on June 12, 2025

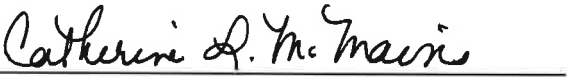
Town of Jericho Selectboard



Erik Johnson, Chair



Peter Booth



Catherine McMains

Attest:

Signature



Name

JESSICA R. ALEXANDER

Jessica Alexander, Town Clerk

<p>Notary Public State of Vermont Jessica R Alexander My Comm. Expires 01/31/2027 Commission ★No. 157.0000651★</p>
--

RESOLUTION

Town of Milton Selectboard



Request for Tier 1B Area Status for the Purposes of Act 250 Jurisdiction

WHEREAS, in accordance with Vermont law, 10 V.S.A. § 6033, a municipality may request Tier 1B area status for the purposes of Act 250 jurisdiction; and

WHEREAS, the Chittenden County Regional Planning Commission may seek approval of Tier 1B area status from the Vermont Land Use Review Board on the municipality's behalf; and

WHEREAS, the Town of Milton has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350; and

WHEREAS, the Town of Milton has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442; and

WHEREAS, the proposed Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development; and

WHEREAS, the Town of Milton has water supply, wastewater infrastructure, or soils that can accommodate a community wastewater disposal system for compact housing development in the proposed Tier 1B area; and

WHEREAS, the Town of Milton has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.; and

THEREFORE, BE IT RESOLVED, The Town of Milton hereby requests that the Chittenden County Regional Planning Commission seek the Land Use Review Board's approval to have all eligible areas including the Downtown Center, Village Center, and Planned Growth Area qualify and be mapped for Act 250 Tier 1B area status.

Dated at Milton, Vermont this 7th day of July 2025.

MILTON SELECTBOARD



Darren Adams, Chair



Brenda Steady, Clerk



Michael Morgan, Vice Chair

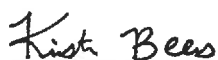


Leland Morgan, Member

Temporarily Vacant

Filed with the Milton Town Clerk's Office this 8th day of July, 2025

Attest: _____



MUNICIPAL RESOLUTION ON TIER 1B STATUS

Municipality: Richmond

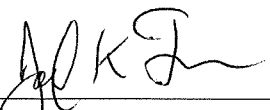
- WHEREAS, in accordance with Vermont law, 10 V.S.A. § 6033, a municipality may request Tier 1B area status for the purposes of Act 250 jurisdiction;
- WHEREAS, the Chittenden County Regional Planning Commission may seek approval of Tier 1B area status from the Vermont Land Use Review Board on the municipality's behalf;
- WHEREAS, the Town of Richmond has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350;
- WHEREAS, the Town of Richmond has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442;
- WHEREAS, the proposed Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development;
- WHEREAS, the Town of Richmond has water supply, wastewater infrastructure, or soils that can accommodate a community wastewater disposal system for compact housing development in the proposed Tier 1B area; and
- WHEREAS, the Town of Richmond has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

NOW, THEREFORE BE IT RESOLVED that

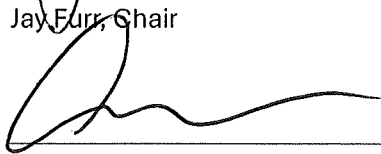
The Town of Richmond hereby requests that the Chittenden County Regional Planning Commission seek the Land Use Review Board's approval to have the Town's mapped Future Land Use map Village Center and Planned Growth Area be mapped for Act 250 Tier 1B area status.

Adopted at a duly noticed public meeting held on June 16, 2025

Richmond Selectboard




Jay Furr, Chair



Adam Wood, Vice Chair

Bard Hill

Caitlin Filkins


David Sander

Attest:

Signature Susanne B. Parent

Name Susanne B. Parent

Town Clerk

TOWN OF SHELBURNE

MUNICIPAL RESOLUTION ON TIER 1B STATUS

- WHEREAS, in accordance with Vermont law, 10 V.S.A. § 6033, a municipality may request Tier 1B area status for the purposes of Act 250 jurisdiction;
- WHEREAS, the Chittenden County Regional Planning Commission may seek approval of Tier 1B area status from the Vermont Land Use Review Board on the municipality's behalf;
- WHEREAS, the Town of Shelburne has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350;
- WHEREAS, the Town of Shelburne has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442;
- WHEREAS, the proposed Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development;
- WHEREAS, the Town of Shelburne has water supply, wastewater infrastructure, or soils that can accommodate a community wastewater disposal system for compact housing development in the proposed Tier 1B area; and
- WHEREAS, the Town of Shelburne has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

NOW, THEREFORE BE IT RESOLVED that

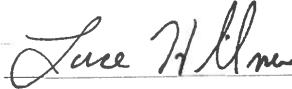
The Town of Shelburne hereby requests that the Chittenden County Regional Planning Commission seek the Vermont Land Use Review Board's approval to have the Downtown Center, Village Center, Planned Growth Area, and Village Area qualify and be mapped for Act 250 Tier 1B area status.

Adopted at a duly noticed public meeting held on June 10, 2025.

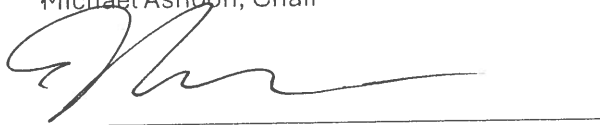
Shelburne Selectboard



Michael Ashooh, Chair



Luce Hillman



Matthew Wormser, Vice Chair



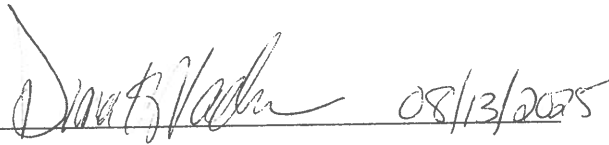
Chunka Mui



Andrew Everett

Attest:

Signature

 08/13/2025

Name



Town Clerk



R – 2025 – 09

City Council Resolution
Requesting Act 250 Tier 1B Status for the City of South Burlington
May 5, 2025

WHEREAS, in accordance with Vermont law, 10 V.S.A. § 6033, a municipality may request Tier 1B area status for the purposes of Act 250 jurisdiction;

WHEREAS, the Chittenden County Regional Planning Commission may seek approval of Tier 1B area status from the Vermont Land Use Review Board on the municipality’s behalf;

WHEREAS, the City of South Burlington has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350;

WHEREAS, the City of South Burlington has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442;

WHEREAS, the City of South Burlington has adopted flood hazard and river corridor bylaws applicable to the entire municipality that are consistent with the standards in 10 V.S.A. §§ 755(b) (flood hazard) and 1428(b) (river corridor);


WHEREAS, the City of South Burlington has water supply, wastewater infrastructure, or soils that can accommodate a community wastewater disposal system for compact housing development in the proposed Tier 1B area; and

WHEREAS, the City of South Burlington has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

NOW, THEREFORE BE IT RESOLVED that the City of South Burlington hereby requests that the Chittenden County Regional Planning Commission seek the Land Use Review Board’s approval to have the Downtown Center, Village Centers, and Planned Growth Areas located within the City qualify and be mapped for Act 250 Tier 1B area status.

APPROVED this 5th day of May, 2025

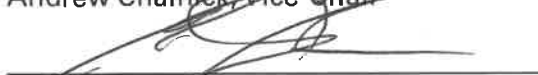
South Burlington City Council



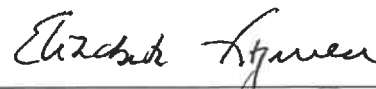
Tim Barritt, Chair




Andrew Chalnick, Vice-Chair



Michael Scanlan, Clerk



Elizabeth Fitzgerald



Laurie Smith

MUNICIPAL RESOLUTION ON TIER 1B STATUS

Municipality: Westford

WHEREAS, in accordance with Vermont law, 10 V.S.A. § 6033, a municipality may request Tier 1B area status for the purposes of Act 250 jurisdiction;

WHEREAS, the Chittenden County Regional Planning Commission may seek approval of Tier 1B area status from the Vermont Land Use Review Board on the municipality's behalf;

WHEREAS, the Town of Westford has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350;

WHEREAS, the Town of Westford has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442;

WHEREAS, the proposed Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development;

WHEREAS, the Town of Westford has water supply, wastewater infrastructure, or soils that can accommodate a community wastewater disposal system for compact housing development in the proposed Tier 1B area; and

WHEREAS, the Town of Westford has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

NOW, THEREFORE BE IT RESOLVED that

The Town of Westford hereby requests that the Chittenden County Regional Planning Commission seek the Land Use Review Board's approval to have the Town's existing designated Neighborhood Development Area as mapped by the Vermont Downtown Board qualify and be mapped for Act 250 Tier 1B area status.

Adopted at a duly noticed public meeting held on May 13, 2025

Westford Selectboard



Casey Mathieu, Chair



Deb Sawyer Jorschick



Pat Haller, Vice Chair



Nick Nichols



Julia Andrews

Attest:

Signature 

Name Callie Handy

Town Clerk



RESOLUTION OF THE WILLISTON SELECTBOARD

WHEREAS, in accordance with Vermont law, 10 V.S.A. § 6033, a municipality may request Tier 1B area status for the purposes of Act 250 jurisdiction;

WHEREAS, the Chittenden County Regional Planning Commission may seek approval of Tier 1B area status from the Vermont Land Use Review Board on the municipality's behalf;

WHEREAS, the Town of Williston has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350;

WHEREAS, the Town of Williston has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442;

WHEREAS, the proposed Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development;

WHEREAS, the Town of Williston has water supply, wastewater infrastructure, or soils that can accommodate a community wastewater disposal system for compact housing development in the proposed Tier 1B area; and

WHEREAS, the Town of Williston has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

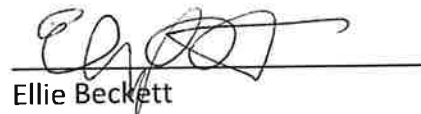
NOW, THEREFORE BE IT RESOLVED that

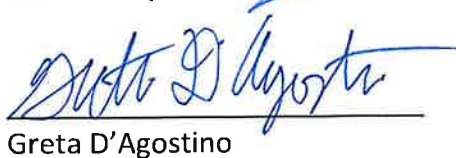
The Town of Williston hereby requests that the Chittenden County Regional Planning Commission seek the Land Use Review Board's approval to have all eligible areas, including the Downtown Center, Village Center and Planned Growth Area, except the area corresponding to Williston's Industrial Zoning District East, qualify and be mapped for Act 250 Tier 1B area status.

Adopted at a duly noticed public meeting held on June 17, 2025

Williston Selectboard


Ted Kenney


Ellie Beckett


Greta D'Agostino


Jeanne Jensen


Mike Isham

Attest: 
Sarah Mason, Town Clerk

MUNICIPAL RESOLUTION ON TIER 1B STATUS

Municipality: City of Winooski

- WHEREAS, in accordance with Vermont law, 10 V.S.A. § 6033, a municipality may request Tier 1B area status for the purposes of Act 250 jurisdiction;
- WHEREAS, the Chittenden County Regional Planning Commission may seek approval of Tier 1B area status from the Vermont Land Use Review Board on the municipality's behalf;
- WHEREAS, the City of Winooski has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350;
- WHEREAS, the City of Winooski has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442;
- WHEREAS, the proposed Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development;
- WHEREAS, the City of Winooski has adopted flood hazard and river corridor bylaws applicable to the entire municipality that are consistent with the standards in 10 V.S.A. §§ 755(b) (flood hazard) and 1428(b) (river corridor);
- WHEREAS, the City of Winooski has water supply, wastewater infrastructure, or soils that can accommodate a community wastewater disposal system for compact housing development in the proposed Tier 1B area; and
- WHEREAS, the City of Winooski has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

NOW, THEREFORE BE IT RESOLVED that

The City of Winooski hereby requests that the Chittenden County Regional Planning Commission seek the Land Use Review Board's approval to have the Downtown Center with exception to the City's Downtown Core Zoning District and the Planned Growth Area qualify and be mapped for Act 250 Tier 1B area status.

Adopted at a duly noticed public meeting held on June 16, 2025

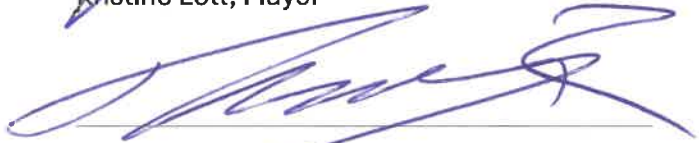
Winooski City Council



Kristine Lott, Mayor



Aurora Hurd



Thomas Renner, Deputy Mayor



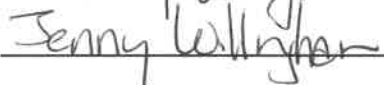
Charles Judge



Bryn Oakleaf

Attest:

Signature 

Name 

Winooski City Clerk