

Chittenden County 2026 ECOS REGIONAL PLAN

Land Use Review Board Preapplication Meeting

December 1, 2025

 ccrpcvt.org/ecos-regional-plan

Agenda

- **2:05 PM** – Regional Plan Overview
- **3:00 PM** – Break
- **3:15 PM** – Virtual Site Visit and Future Land Use Map
- **4:15 PM** – Questions from Board members
- **4:45 PM** – Break
- **5:00 PM** – Questions and comments from state partners
- **5:30 PM** – Questions and comments from public participants
- **6:00 PM** – Adjourn



Regional Context | Chittenden County | Economy

From 2004-2024:



The number of **businesses** in **Vermont** grew by **32.5%**; in **Chittenden County** by **65.9%**

The number of **jobs** in **Vermont** grew by **3.6%**; in **Chittenden County** by **8.9%**

	Chittenden County	State of Vermont
# of Businesses (2024)	9,418	32,240
# of Jobs (2023)	103,200 (33.6% of Vermont's total jobs)	306,971
Median Household Income (2023)	\$94,310	\$78,024
# of Residents in Poverty	~12,000	~60,000

Jobs-home index and commuting:

While the number of jobs has remained relatively steady in Chittenden County, fewer workers live in the county now than in 2002 (**65%** in 2022, down from **75%** in 2002.)

Regional Context | **Chittenden County** | Population & Projections

	Chittenden County	State of Vermont
Current Population	168,323	643,077
Median Age	37	43
Population Growth (2010-2020)	7.5%	2.5%



99.7% of Chittenden County's growth was People of Color. 30 of the almost 12,000 new people were white (net).

2017 Population, Employment, and Household Forecasts

	2015	2050	2015 to 2050 % Increase
Population	161,382	183,172	14%
Households	63,498	79,151	25%

Avg. Household Size

1970 – 3.27 persons per household

2023 – 2.3 persons per household

Housing Targets

2050 Lower Target = 15,783

2050 Middle Target = 31,595

2050 Upper Target = 47,407

Decade	Housing Units Built
1950s	3,892
1960s	6,587
1970s	8,435
1980s	9,375
1990s	6,956
2000s	5,694
2010s	6,177
<u>2020s</u>	<u>2,875</u>
Total	49,991
Low Target Approx. Rate/Decade	6,300
Middle Target Approx. Rate/Decade	12,600
Upper Target Approx. Rate/Decade	19,000

Regional Context | **Chittenden County** | Smart Growth

2026 ECOS Plan Land Use Goal: Focus 90% of development in areas planned for growth (Downtown Centers, Village Centers, Planned Growth Areas, Village Areas, and Transition), in order to maintain a settlement pattern of compact centers separated by rural countryside

Smart Growth Principles (24 VSA 2791(13))

1. Compact centers surrounded by rural countryside
2. Scale of mixed-use centers appropriate for community and region
3. Transportation choices
4. Protects environmental, natural, and historic features
5. Strengthens agricultural and forestry industries and minimizes conflict with them
6. Balances growth with availability of economic and efficient public utilities and services
7. Supports a diversity of businesses in downtowns and villages
8. Provides for housing to meet a diversity of social and income groups
9. Minimizes scattered, land-consumptive development, farm and forest fragmentation, inefficient extensions of infrastructure, and strip development

Regional Context

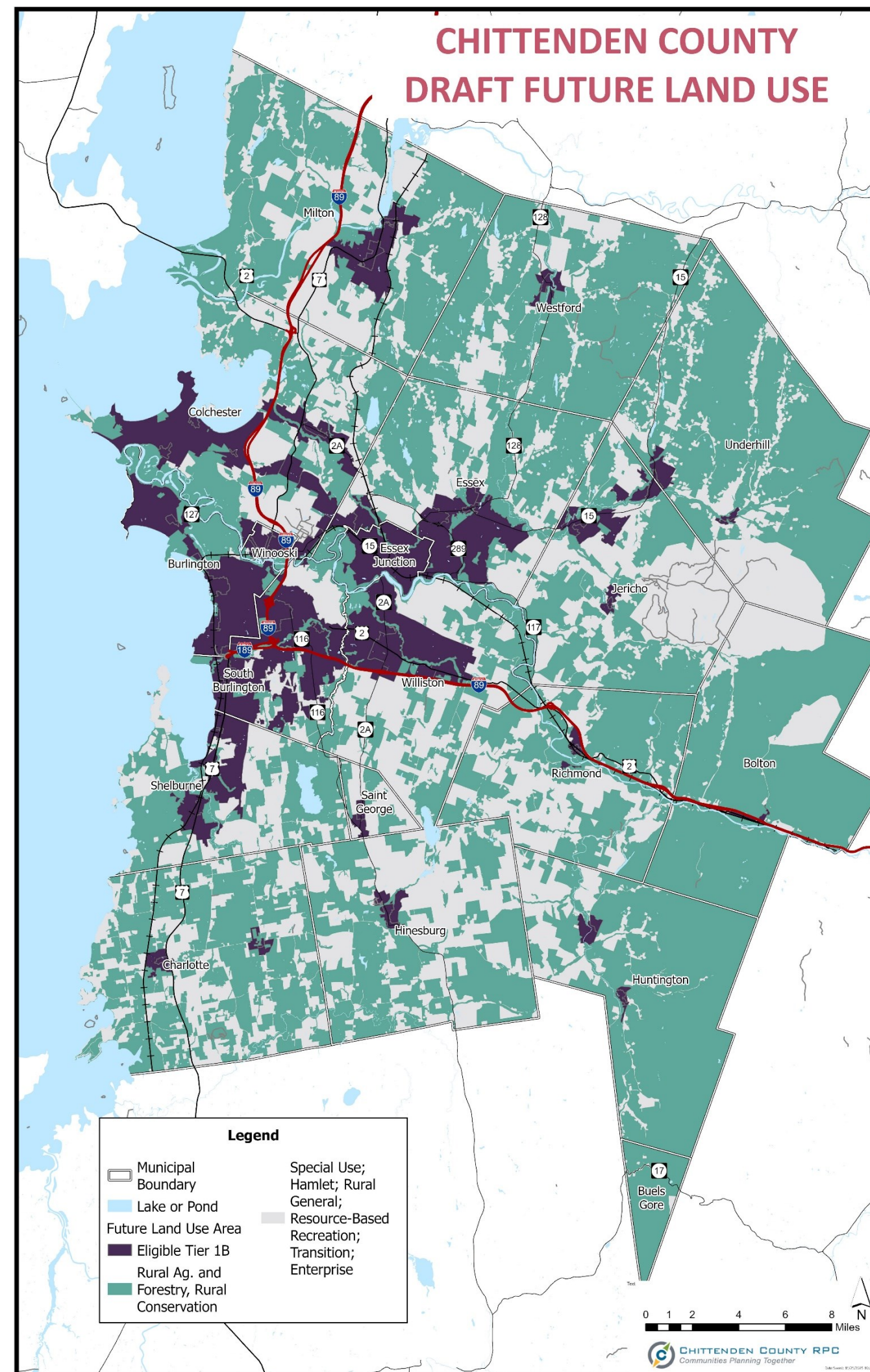
Chittenden County

Future Vision

90% of new housing in 11.6% of County

About 60% of Chittenden County is in Rural Agriculture and Forestry and/or Conservation

- 24% Rural Agriculture and Forestry
- 35% Rural Conservation

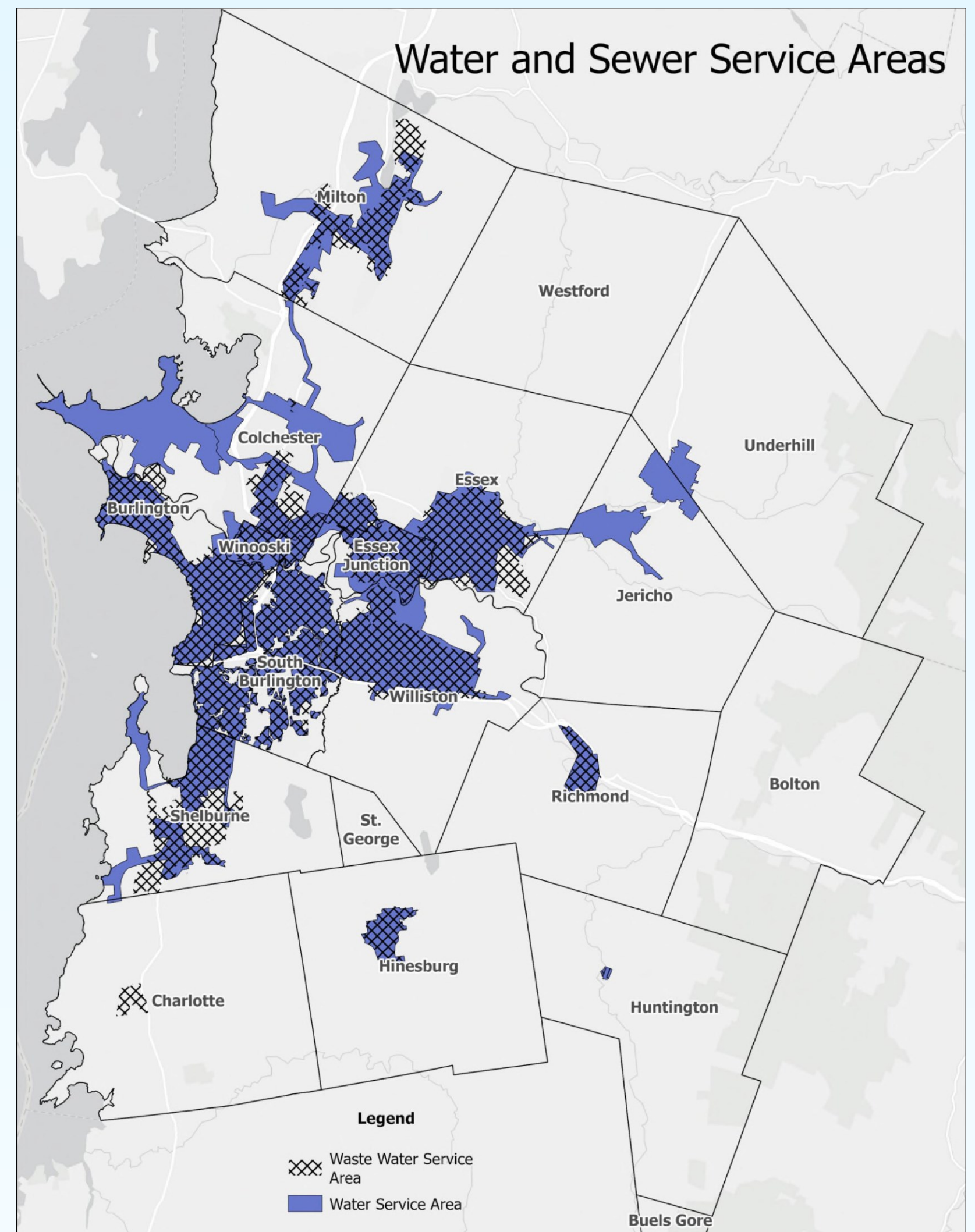


Regional Context | **Chittenden County** | Future Vision

FLU Category	Acres	% of Total		Area Type
Downtown Center	2,301	0.66%	11.60%	Areas Planned for Growth
Village Center	2,445	0.70%		
Planned Growth Area	24,102	6.93%		
Village Area	7,547	2.17%		
Transition / Infill Area	3,975	1.14%		
Resource-Based Recreation Area	2,460	0.71%	5.65%	Other Areas
Enterprise Area	4,622	1.33%		
Airport or Camp Johnson or Ethan Allen Firing Range	12,568	3.61%		
Hamlet	56	0.02%	82.75%	Rural Areas
Rural General	81,691	23.48%		
Rural Agriculture and Forestry	84,253	24.21%		
Rural Conservation	121,964	35.05%		
Grand Total	347,985	100.00%		

Regional Context Chittenden County Water and Wastewater Infrastructure

Chittenden County's extensive existing water and wastewater infrastructure provide opportunities for infill.



Regional Context

Chittenden County

Bike + Pedestrian Infrastructure

Chittenden County's existing and planned pedestrian and bike network is extensive.

Legend ×

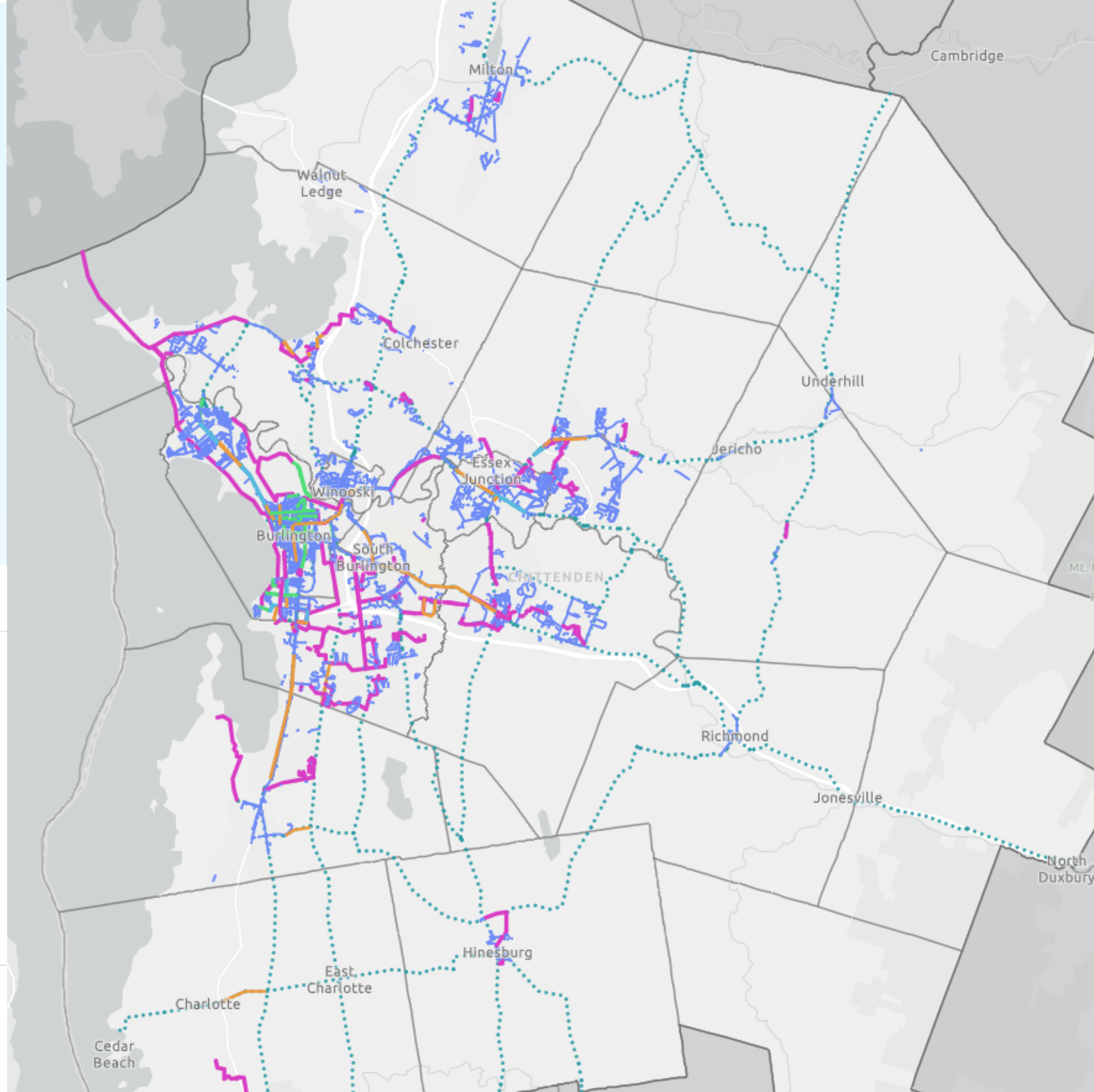
Existing Bike Ped Network

Bikeway Type

- Shared Use Path
- Shared Lane Markings
- Bike lane
- Buffered Bike Lane
- Separated Bike Lane One-way
- Separated Bike Lane Two-way
- Sidewalk

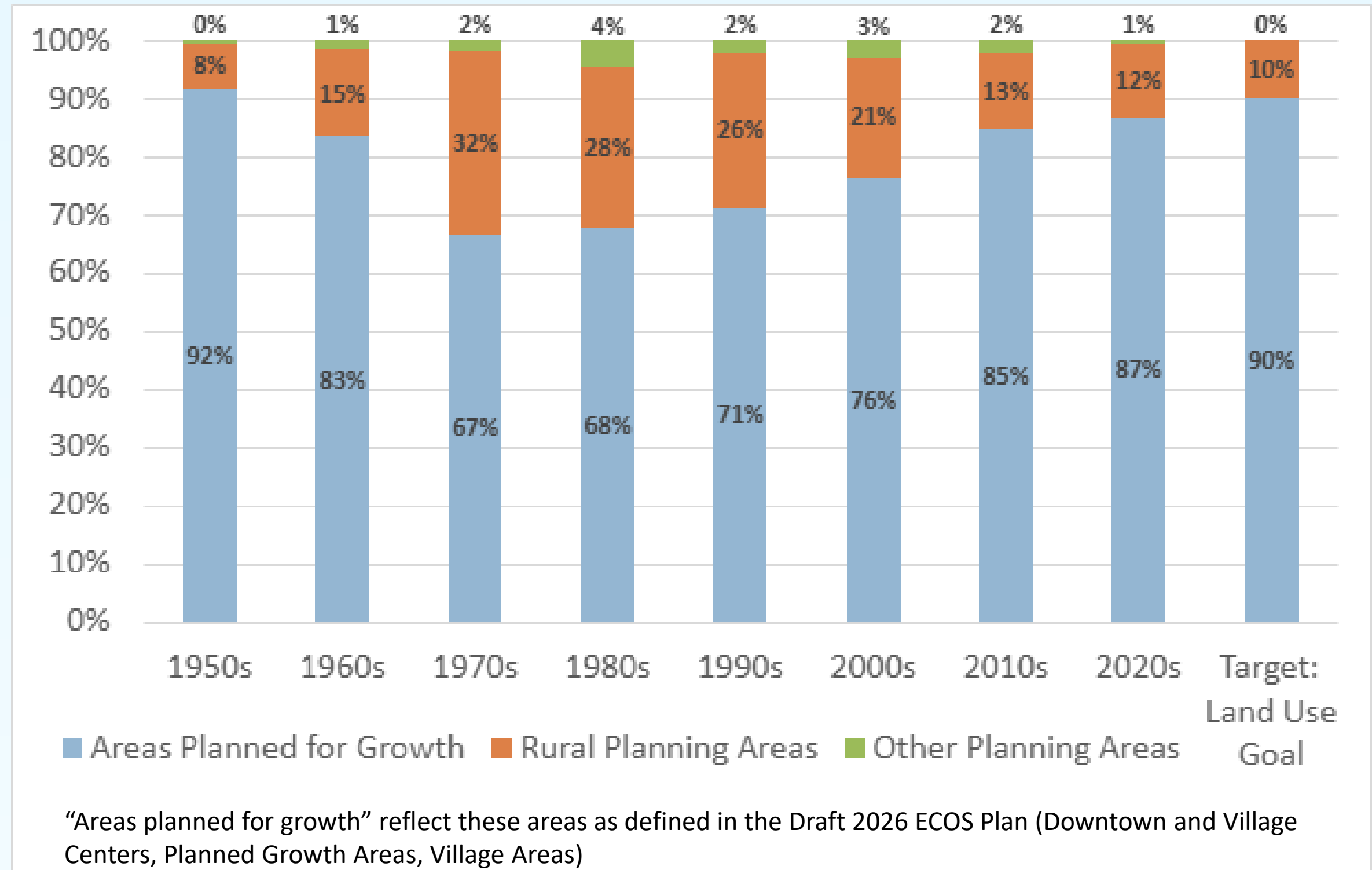
Bike Network

Proposed Bike Network



Regional Context | Chittenden County | Land Use

- Total area (land and water): 619 mi².
 - About **6.4%** of the state's land area
 - Home to **26.2%** of the state's population
- A range of land uses and densities, from Winooski to Buel's Gore
- **24%** of the county's land is conserved (more than double the land area planned for growth)
- Rural development trends



Overview | Draft 2026 ECOS Regional Plan

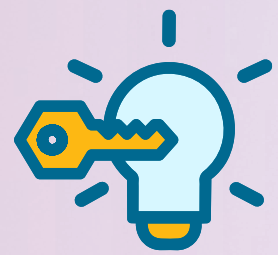
ECOS stands for Environment, Community, Opportunity, Sustainability



Environment: The natural landscape, human-built, and cultural context of local surroundings.



Community: The unique, vibrant individuals and landscapes that create the environment. Community is valuable to the work of CCRPC, an organization that is of and for the people.



Opportunity: The ability for groups or individuals to build capacity and reach self-actualization, by increasing opportunities.



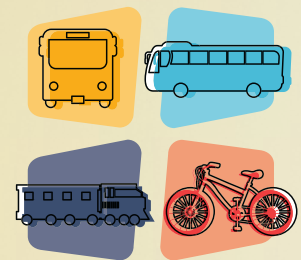
Sustainability: The just preservation of social, economic, and environmental resources for present and future generations.

Overview | Draft 2026 ECOS Regional Plan

It combines four plans into one: the Chittenden County Regional ECOS Plan, Metropolitan Transportation Plan (MTP), Enhanced Energy Plan (EEP), and Comprehensive Economic Development Strategy (CEDS).



The **CEDS** establishes economic development priorities for Chittenden County. Updates occur every five years. See Supplement 4.



The **MTP** evaluates the long-term transportation needs of Chittenden County and develops strategies to meet the needs and achieve the county's transportation and climate goals. Updates occur every five years. See Supplement 5.



The **EEP** establishes the magnitude of change needed in the heating, electricity, and transportation sectors to advance Vermont's energy and decarbonization goals. Updates occur every five-to-eight years. See Supplement 6.

ECOS GOALS

The following **17 goals** frame the strategies and projects that set a course for achieving Chittenden County's vision for the future. The goals have associated key issues and indicators throughout the plan. **Click on each goal** to be brought to that chapter of the ECOS Plan.

17 goals listed on page 11 of the draft ECOS Plan



EQUITABLE PLANNING PRACTICES

Develop, support, and implement collaborative planning systems that are equitable, accessible, and inclusive; that use taxpayer dollars effectively and efficiently for public benefit; and that assess and address environmental benefits and burdens to advance sustainability and environmental justice.



WORKING LANDS

Support the growth and vitality of working farms and managed forests by increasing investments and decreasing subdivisions. Minimize and mitigate environmental impacts of industry.



TRANSPORTATION

Provide a transportation system that is safe, efficient, reliable, and resilient; provides for interconnected and sustainable mobility choices for livable, equitable, and healthy communities; supports regional and municipal land use goals; addresses the climate crisis; and strengthens the economy of the region.



ECONOMY

Retain and support existing employers, grow living wages and high wage employment, and work to attract and sustain a greater diversity of businesses and people in the economy.



INFRASTRUCTURE & FACILITIES

Advance infrastructure and facilities that support Centers, Planned Growth Areas, and Village Areas while protecting ecological systems.



ECOLOGICAL SYSTEMS

Conserve, protect and improve air quality, water quality and quantity, and the health of native species and habitats.



LAND USE

Focus 90% of development in areas planned for growth (Downtown Centers, Village Centers, Planned Growth Areas, Village Areas, and Transition), in order to maintain a settlement pattern of compact centers separated by rural countryside.



HOUSING

Strengthen and promote access to affordable, safe, energy efficient, accessible, and fair housing in all neighborhoods in Chittenden County for all people, and plan to accommodate a substantial majority of housing in centers, planned growth areas, and village areas.



HOUSEHOLD FINANCIAL SECURITY

Support multi-pronged efforts that foster economic security so that all households in Chittenden County can not only meet their basic daily needs, but also prepare for the future and achieve a high quality of life.



ARTS & CULTURE

Increase and support access and participation in the arts and cultural opportunities.



CIVIC ENGAGEMENT

Foster trust in local and regional government and find ways for Chittenden County community members to have influence in political and non-political decisions that affect their lives, neighborhoods, and communities.



WATERSHED HEALTH

Improve the safety, water quality, and habitat of rivers, streams, wetlands and lakes in each Chittenden County watershed.



ENERGY

Transform the region's energy system to meet Vermont's energy and greenhouse gas reduction goals. In the process, avoid unfair impacts on marginalized groups, and maintain ecological health, economic vitality, and equitable access to affordable energy.



HEALTH

Promote preventative care, healthy lifestyles, and community wellness, and improve access to affordable healthcare services, while reducing healthcare disparities for all community members.



EMERGENCY MANAGEMENT

Protect Chittenden County communities from natural, technological, and societal hazards through prevention, preparedness, response, recovery, and mitigation.



SCENIC, RECREATIONAL & HISTORIC RESOURCES

Conserve and protect valued scenic, recreational, and historic areas and resources.



SOCIAL CONNECTEDNESS

Foster social connections and supports for all people in their communities.



[VIEW THE FULL ECOS PLAN!](#)

Overview | **Draft 2026 ECOS Regional Plan**

- Supplement 1: Engagement Process
- Supplement 2: Crosswalk
- Supplement 3: Environmental Benefits and Burdens Analysis ***NEW***
- Supplement 4: West Central Vermont Comprehensive Economic Development Strategy (CEDS)
- Supplement 5: Metropolitan Transportation Plan (MTP)
- Supplement 6: Enhanced Energy Plan (EEP)
- Supplement 7: Housing Data ***NEW***

2026 ECOS Plan | **Plan Development Process**

Started as a data update; evolved to incorporate changes to structure and new legislative requirements.

- 2021: Plan update began
- 2023: Engagement with underrepresented communities (Phase 1)
- 2024: Act 181, new future land use mapping process
- Fall 2024 – Summer 2025: Municipal and other public engagement (Phase 2)
- Fall 2025: LURB preapplication



Plan & Future Land Use Map | **Engagement**

Engagement Phase 1 – Focus on Underrepresented Communities

- 20+ Events - 328+ people
- Municipalities: Burlington, Huntington, Bolton, Richmond, Underhill, Milton, St. George
- 6 Focus Groups - 91 people
- Languages: Swahili, Somali, Nepali, Arabic, Lingala
- County-Wide Survey - 365 survey respondents



View engagement summaries on the [ECOS Engagement webpage](#) »



Plan & Future Land Use Map | Engagement

Engagement Phase 2 – Focused Local Engagement on Act 181

- 140+ overall outreach activities ~ 1,700 attendees
- 11 focus groups – 3 language-specific with translation
- Interactive map viewer – 58 people commented (238 comments)
- Housing target feedback form and email – 44 people
- Mobile home park survey – 72 survey responses



View engagement summaries on the [ECOS Engagement webpage](#) »



Future Land Use Map | **Post-Engagement Map Changes (Summer 2025)**

- **Regional Map Changes**

- Prioritizes Rural Conservation over Rural Ag & Forestry on parcels that are both conserved and in current use.
- Conserved parcels within areas planned for growth (e.g. Centers, Planned Growth Areas, Village Area) may be considered Rural Conservation if they are used for passive recreation, working lands, or habitat protection.
- Floodplain and River Corridor Overlay on the FLU Map

- **Municipal-Specific Map Changes**, such as:

- Refining boundaries of transition areas
- Aligning neighborhood areas with water/sewer service areas and local FLU maps
- Identifying locally conserved land

- **All Changes Summarized on the ECOS Engagement Page**

- Revised [Online Map Viewer](#)
- Summarized regional and municipal-specific map changes

Housing Targets

2050 Lower Target = 15,783

2050 Middle Target = 31,595

2050 Upper Target = 47,407

HOW WERE THE NUMBERS ASSIGNED TO EACH CITY AND TOWN?

CCRPC worked with its Planning Advisory Committee, made up of city / town planning directors and commissioners, for over a year to develop a method to assign housing targets to each city and town in Chittenden County.

Housing targets consider factors like **infrastructure, zoning, and historic growth rates.**

CITIES

Burlington, Essex Junction, South Burlington, Winooski

Receive **60%** of the regional housing target.

RURAL TOWNS

Bolton, Buel's Gore, Charlotte, Huntington, St. George, Underhill, Westford

Receive **3.8%** of the regional housing target and are encouraged to promote village development and protect working lands.

MIXED URBAN & RURAL TOWNS

Colchester, Essex Town, Hinesburg, Jericho, Milton, Richmond, Shelburne, Williston

Receive **36.2%** of the regional housing target, and weighting is applied based on accessibility of water and wastewater infrastructure.



This approach allows Chittenden County to meet its goals for livable downtowns and villages, intact farm and forest land, and healthy natural resources – while still accommodating development in all cities and towns.

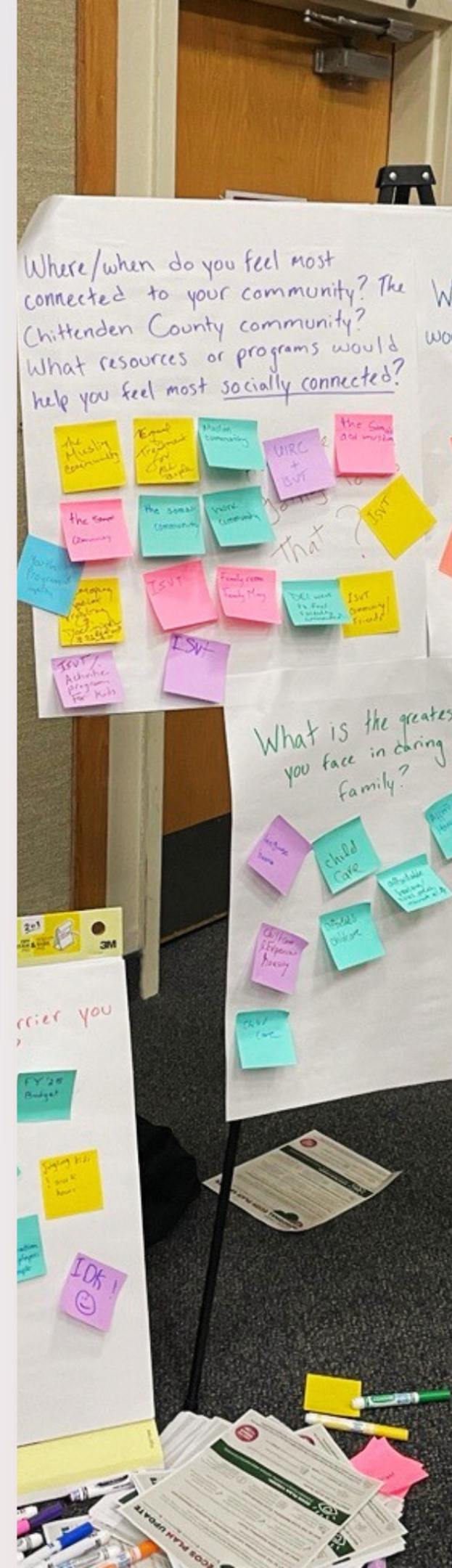
CHITTENDEN COUNTY HOUSING TARGETS

	EXISTING HOUSING UNITS (2023)	2050 HOUSING TARGET RANGES						ANNUAL HISTORIC GROWTH (2000-23)	2050 ANNUAL #S*		
		LOW # and %		MIDDLE # and %		UPPER # and %			LOW	MIDDLE	UPPER
BOLTON	550	59	11%	118	21%	177	32%	6	2	5	7
BUEL'S GORE	12	1	11%	3	21%	4	32%	0	0	0	0
BURLINGTON	18,245	3,490	19%	6,986	38%	10,482	57%	77	140	279	419
CHARLOTTE	1,643	176	11%	353	21%	530	32%	6	7	14	21
COLCHESTER	7,673	639	8%	1,593	21%	2,447	32%	39	26	64	98
ESSEX	4,889	1,226	25%	2,432	50%	3,614	74%	51	49	97	145
ESSEX JUNCTION	4,955	1,529	31%	3,062	62%	4,594	93%	52	61	122	184
HINESBURG	2,071	339	16%	640	31%	918	44%	16	14	26	37
HUNTINGTON	876	94	11%	188	21%	282	32%	6	4	8	11
JERICO	2,014	262	13%	448	22%	668	33%	10	10	18	27
MILTON	4,515	671	15%	1,255	28%	1,974	44%	42	27	50	79
RICHMOND	1,729	207	12%	360	21%	539	31%	8	8	14	22
SHELBURNE	3,529	771	22%	1,545	44%	2,263	64%	33	31	62	91
SOUTH BURLINGTON	9,921	3,788	38%	7,583	76%	11,378	115%	142	152	303	455
ST. GEORGE	314	34	11%	67	21%	101	32%	2	1	3	4
UNDERHILL	1,313	141	11%	282	21%	423	32%	9	6	11	17
WESTFORD	899	96	11%	193	21%	290	32%	6	4	8	12
WILLISTON	4,725	1,596	34%	3,161	67%	4,733	100%	70	64	126	189
WINOOSKI	3,665	663	18%	1,327	36%	1,991	54%	27	27	53	80
COUNTY TOTAL	73,538	15,783	21%	31,595	43%	47,407	64%	602	631	1,264	1,896

Approach | **Future Land Use Map** | Rural Areas

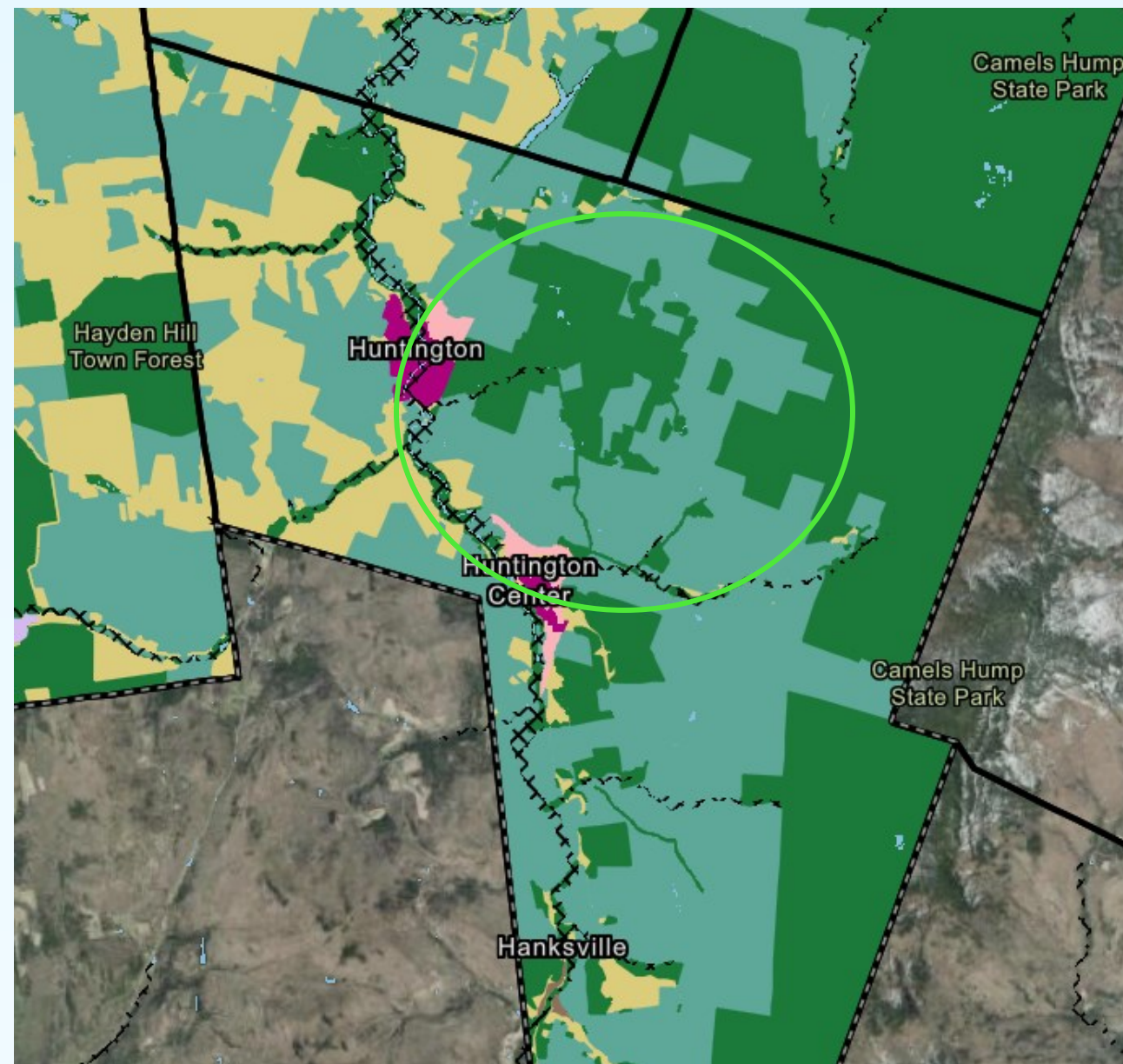
APPROACH: No “smoothing”

- Used land cover data (VT Conservation Design) and natural resource data (Class II wetland > 5 acres) to identify Rural Conservation. Didn't buffer or “smooth.”
- The result shows exurban development as “Rural General.”
- Reasons to not “smooth:”
 - Did not identify a way to systematically and fairly “smooth” across the county.
 - Differing municipal priorities about Rural General versus Rural Conservation.

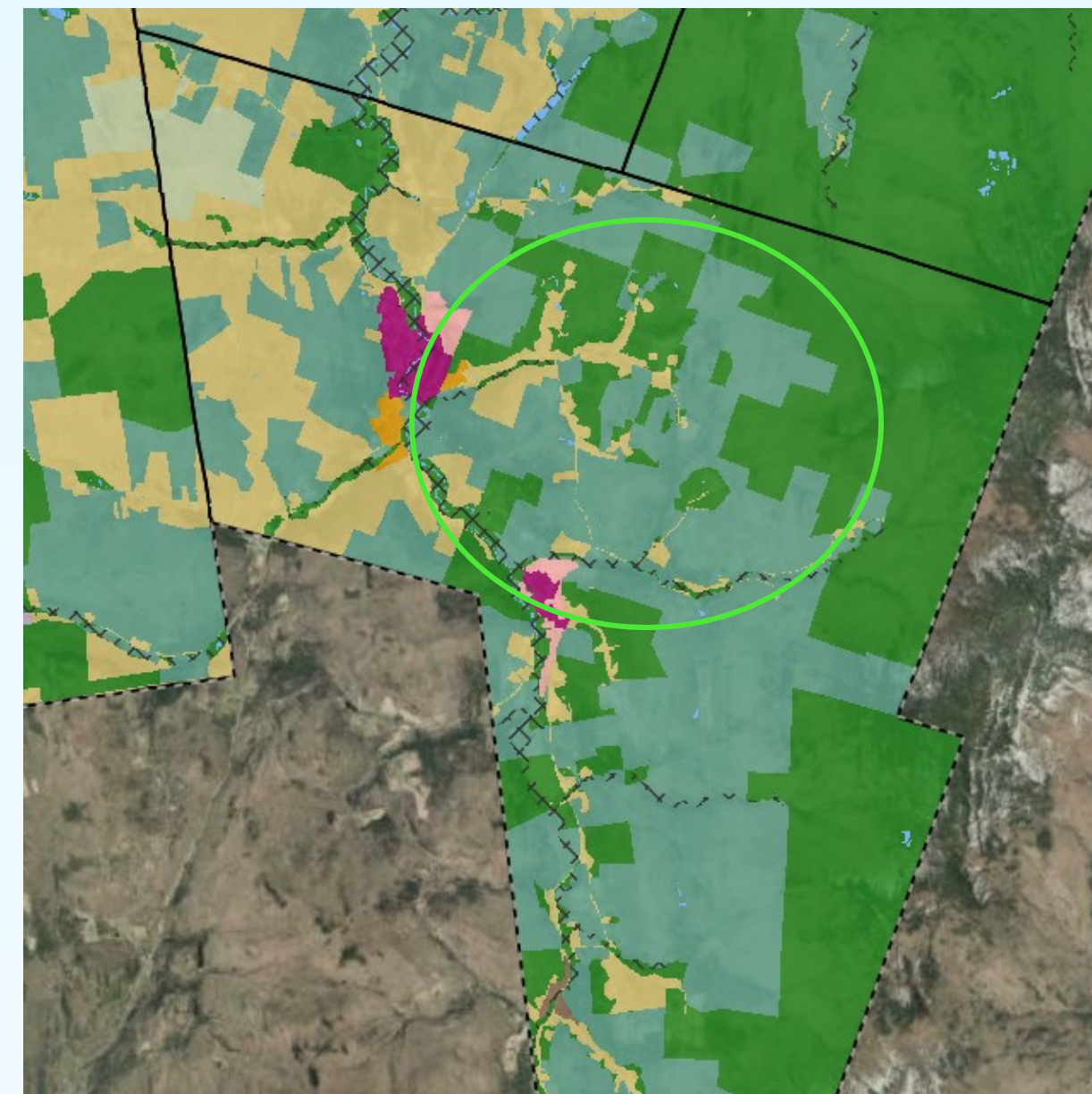


Approach | **Future Land Use Map** | Rural Areas

Example: “Smoothing,” Huntington



March 2025



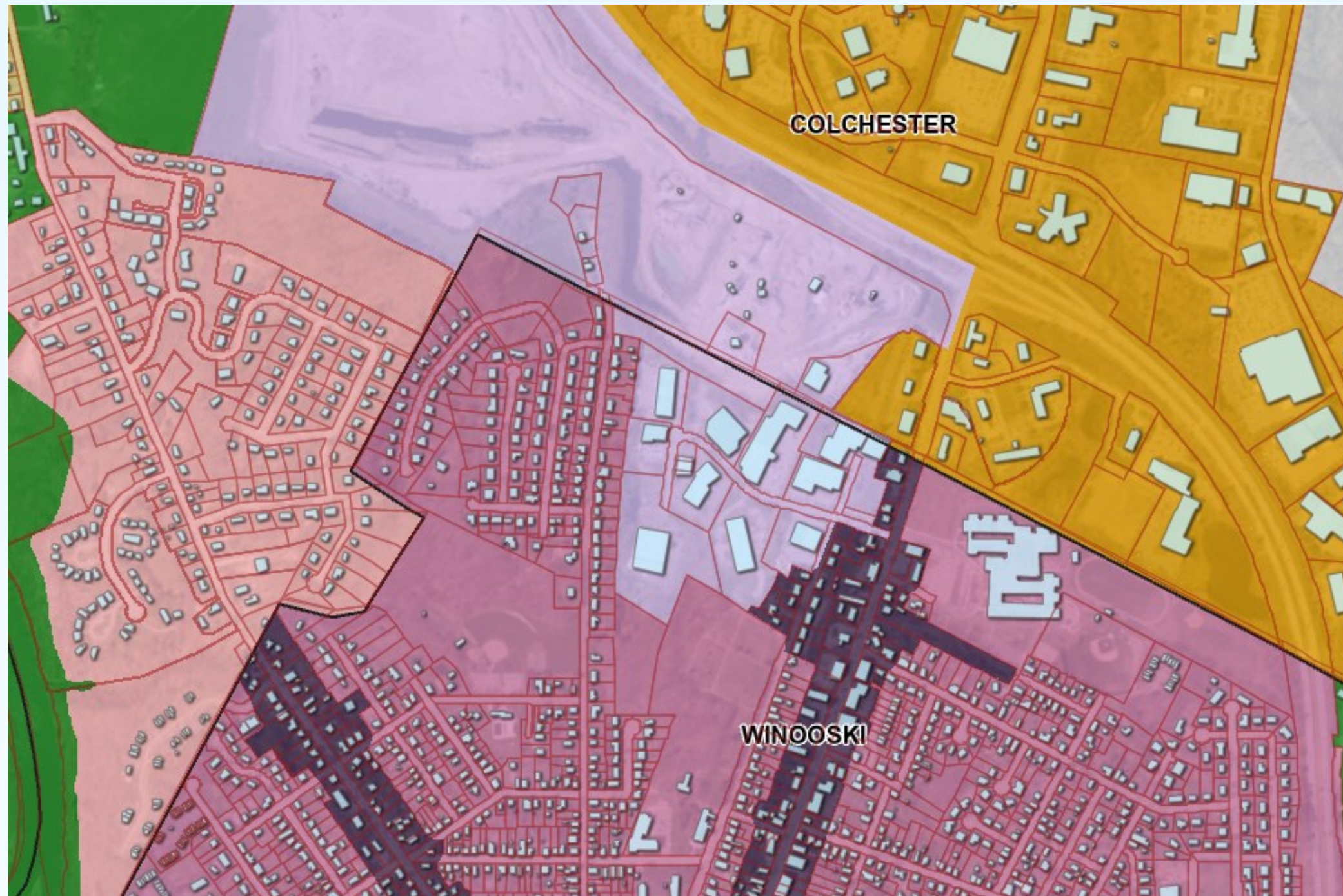
September 2025

Strong public feedback to represent cleared areas as Rural General. Sometimes individual parcels contain both Rural General and Rural Conservation to reflect possible conservation values of undeveloped portion contiguous with neighboring parcels.

Approach | **Future Land Use Map** | Enterprise

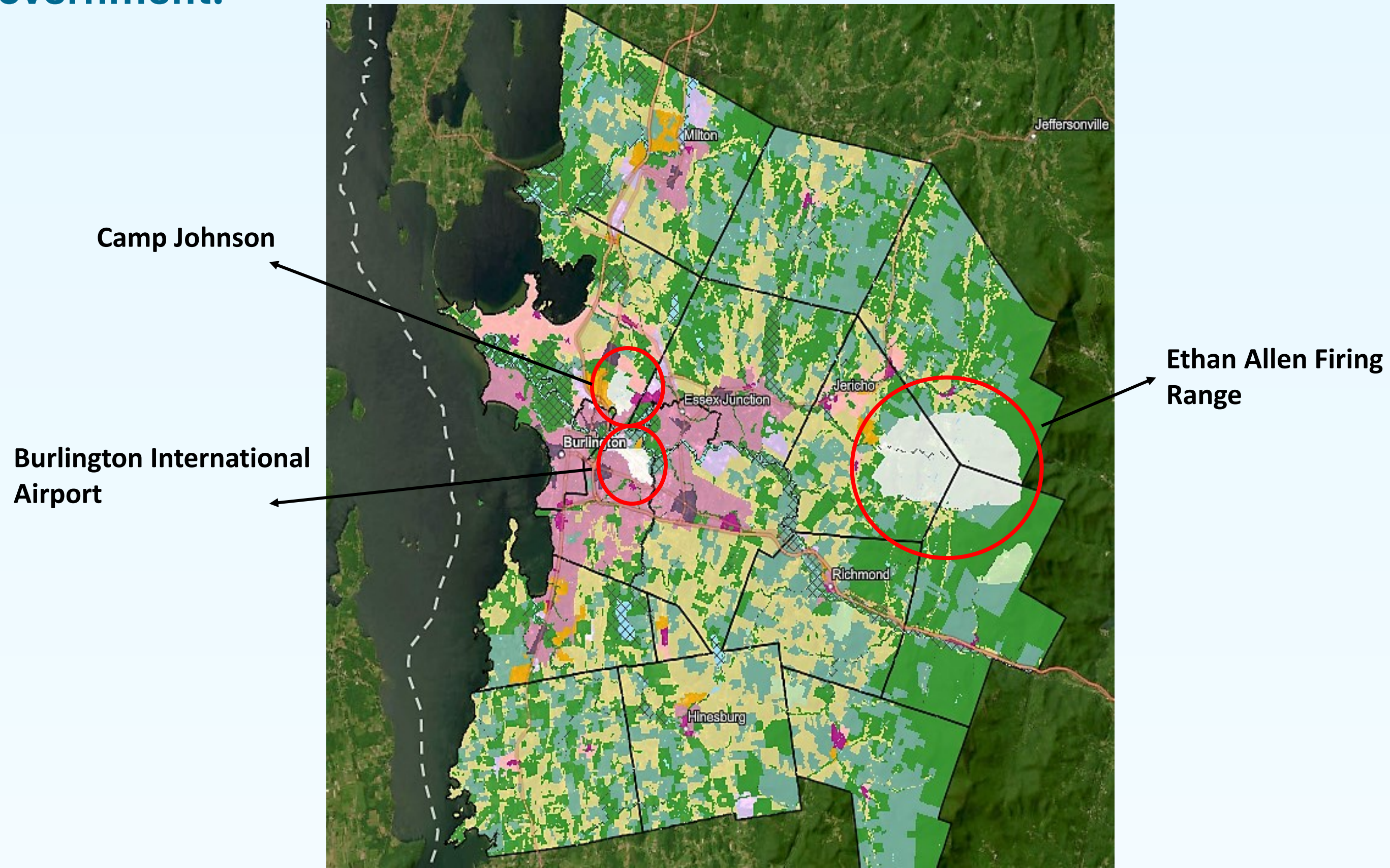
APPROACH: Mapped Enterprise areas adjacent to PGAs to reflect local policies, existing buffers, and intensity of enterprise area's uses.

Winooski



Approach | **Future Land Use Map** | Custom Category

APPROACH: Created custom category for unique land uses, each with a connection to federal government.

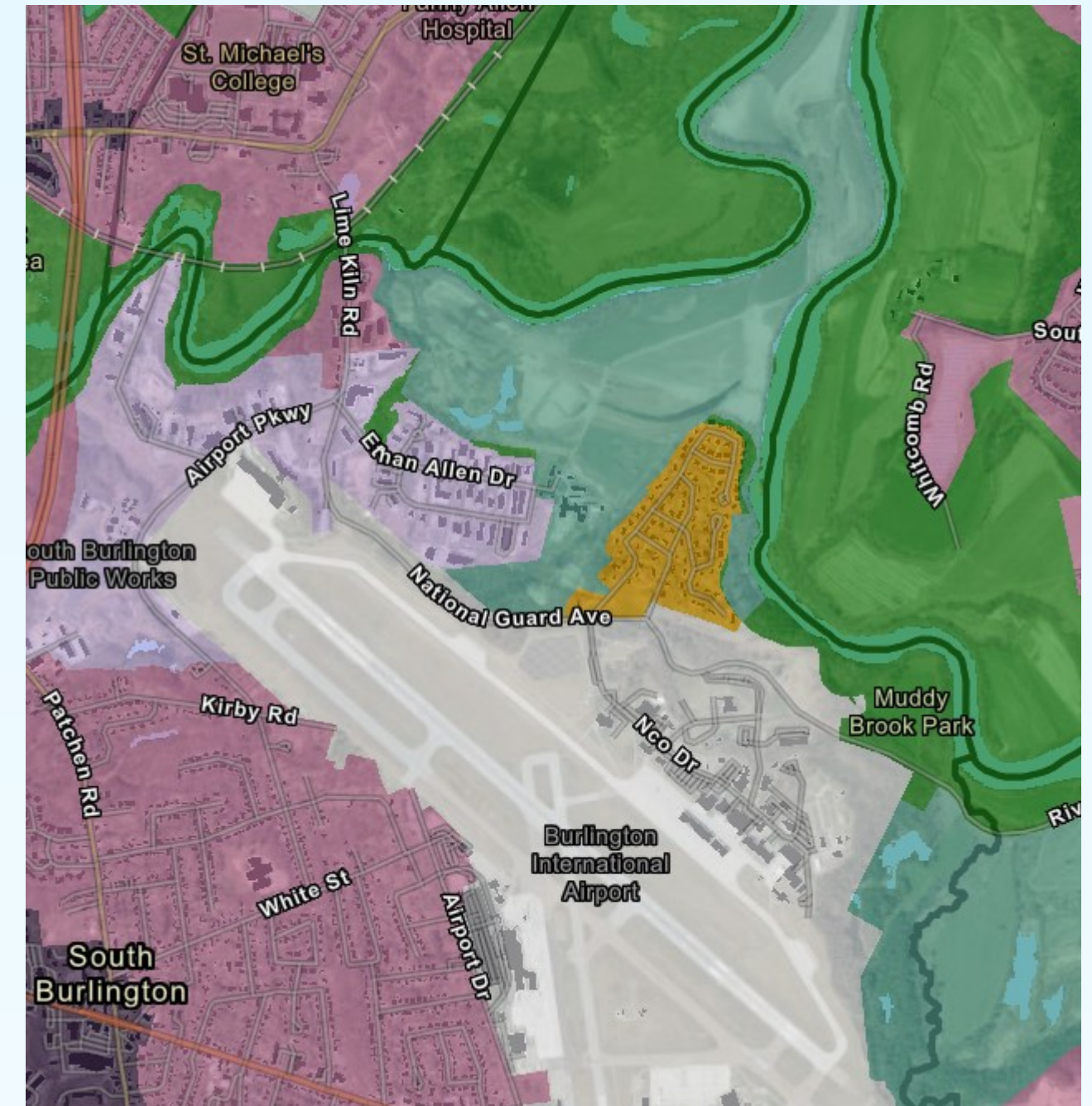


Approach | **Future Land Use Map** | Transition

APPROACH: Transition used to describe a range of contexts

- Interchange areas (e.g., Exits 16 & 17)
- Future neighborhoods (e.g., Jericho, Shelburne)
- Areas served by sewer/water but disconnected (e.g., Country Club Rd.)

Common thread: Additional planning needed to achieve local and regional goals



Country Club Road, South Burlington, is an existing neighborhood but labeled as “Transition” because it is fully disconnected.

Approach | **Future Land Use Map** | Neighborhoods

APPROACH: Used for majority of areas served by water and/or wastewater – poised for infill

- PGAs – *Water and* wastewater
 - HOME Act means 5 units/acre and four-plexes by right
 - Infill opportunities to meet housing goals
 - Served by planned or existing “complete streets” infrastructure.
- Village Areas
 - Water, wastewater, or soils
 - Walking distance to “core”

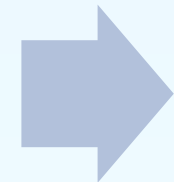


Williston – Centers and surrounding neighborhoods, current and future

Approach | **Future Land Use Map** | Centers

- **Build on municipal future land use maps; let municipalities choose downtown vs. village centers category.**
- **Worked to align FLU and Ch. 139 definitions to meet legislative intent and regional context.**

Downtown and
Village Center
definition in
24 VSA §4348a



“Downton Center
or Village Center”
definition in
24 VSA §5801(4)

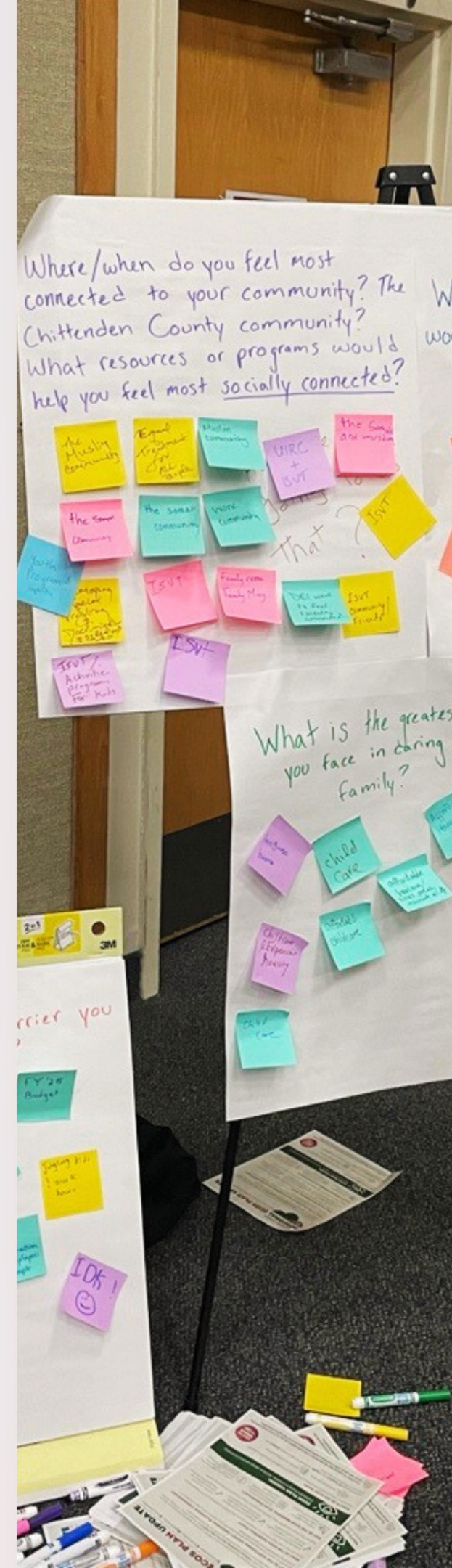


Description of
Step 1 Center in
24 VSA §5803

Site Visit | Future Land Use Map | Centers

- 24 VSA §4348a – A) Downtown or village centers. These areas are the mixed-use centers bringing together community economic activity and civic assets. They include downtowns, villages, and new town centers previously designated under chapter 76A and downtowns and village centers seeking benefits under the Community Investment Program under section 5804 of this title. The downtown or village centers are the traditional and historic central business and civic centers within planned growth areas, village areas, or may stand alone. Village centers are not required to have public water, wastewater, zoning, or subdivision bylaws.
- 24 VSA §5801 – (4) “Downtown center” or “village center” means areas on the regional plan future land use maps that may be designated as a center consistent with section 4348a of this title.
- 24 VSA §5803 – (1) Step One

(A) Requirements. Step One is established to create an accessible designation for **all villages** throughout the State to become eligible for funding and technical assistance to support site-based improvements and planning. **All downtown and village centers shall automatically reach Step One upon approval of the regional plan future land use map by the LURB.** Regional plan future land use maps supersede preexisting designated areas that may already meet the Step One requirement.





Q&A

Land Use Review Board Members



Break
Reconvene at 3:15pm

Site Visit | **St. George** | Village Center

New center in small town would provide access to planning resources to improve infrastructure, reinforce existing affordable neighborhood, and plan modest additional development consistent with local goals.

- No previously designated center
- Compact area with Town Offices and compact housing in a manufactured home community
- A small private wastewater system serves multiple properties in the vicinity of the Town Offices
- Mapped as a Village Center based on past Town Plan future land use and infrastructure capacity.
- Village Area south of the center has existing housing and soils suitable for additional development.



Site Visit | **Essex and Colchester** | Ft. Ethan Allen

Newly mapped historic center includes compact pattern, a mix of housing types and affordability levels, multimodal transportation connections and opportunity for more housing in the future.



Photo credit: Vermont Historical Society



National Register of Historic Places boundary

Site Visit | Colchester | New Village Centers

Colchester's new centers are nodes with historic and non-historic uses that anchor the neighborhood areas where future infill development could occur.

- Colchester has good soils and water service throughout the town, leading to widespread residential development.
- Neighborhoods are served by various nodes that function as centers, providing commercial and civic functions to residents.
- Identifying nodes as centers promotes compact development while anchoring residential areas that could support future “gentle infill” housing.

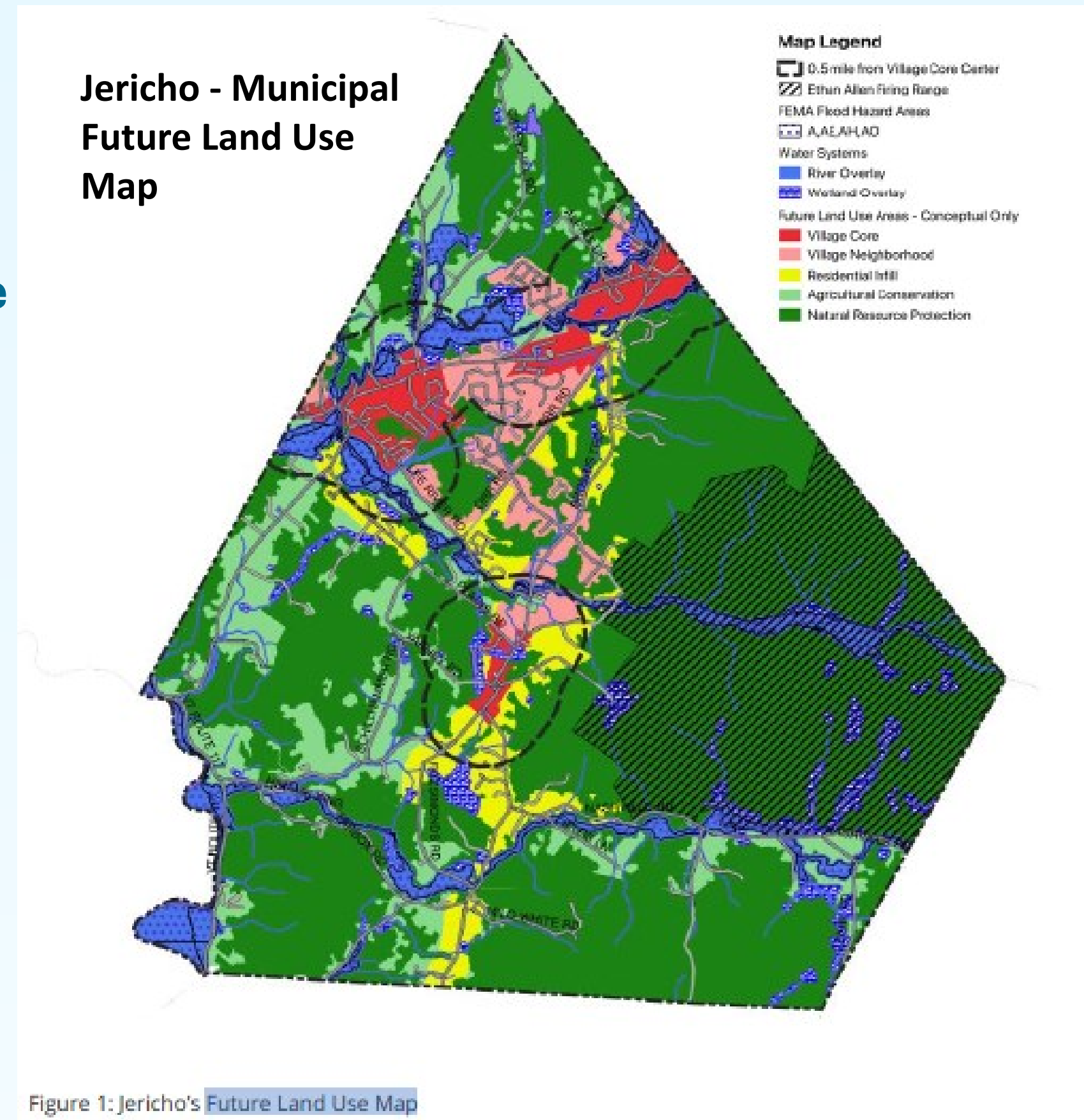


Site Visit | **Jericho** | Village Centers and Village Areas

Centers and neighborhoods build on the local future land use map, in part reflecting the area served by municipal water.

Transition areas capture areas for potential future residential development.

- Three legacy centers; some expanded to include parcels that meet Act 181 criteria.
- Large Village Areas reflect water service and/or soils suitable for septic – less expansive than local map's residential areas (yellow)
- Transition areas indicate future interest in Tier 1B and community investment benefits.



Site Visit | **South Burlington** | Village Center - Kimball/Kennedy

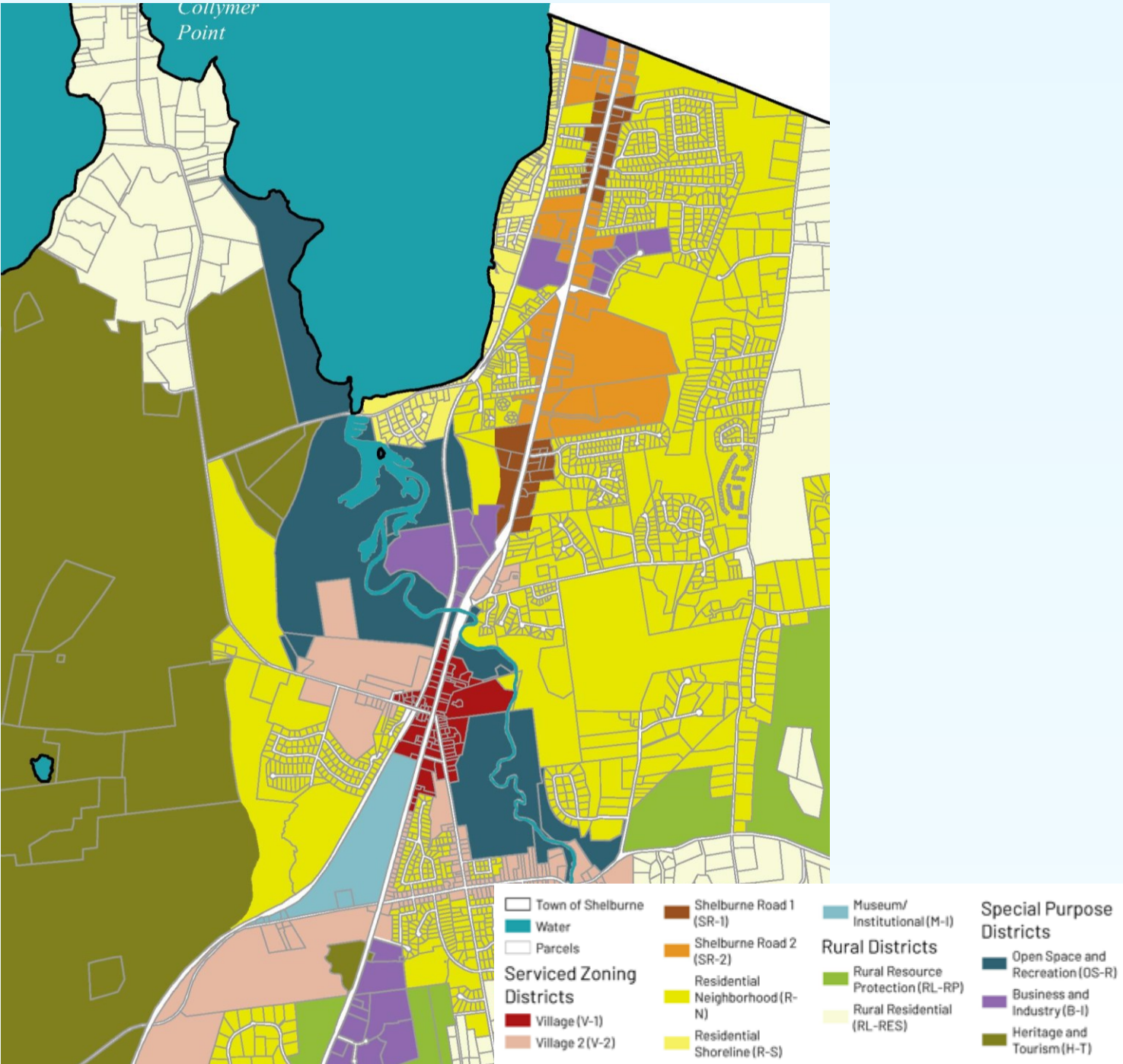
Planning, zoning, and development approvals are in place for a mixed-use center and compact neighborhood.



Rendering of development and park space that has been built, is under construction, has final approval, and has preliminary approval. Source: City of South Burlington

Site Visit | **Shelburne** | Village Centers – Shelburne Road

Shelburne’s new centers are nodes that create differentiation along an evolving corridor and anchor surrounding neighborhoods.

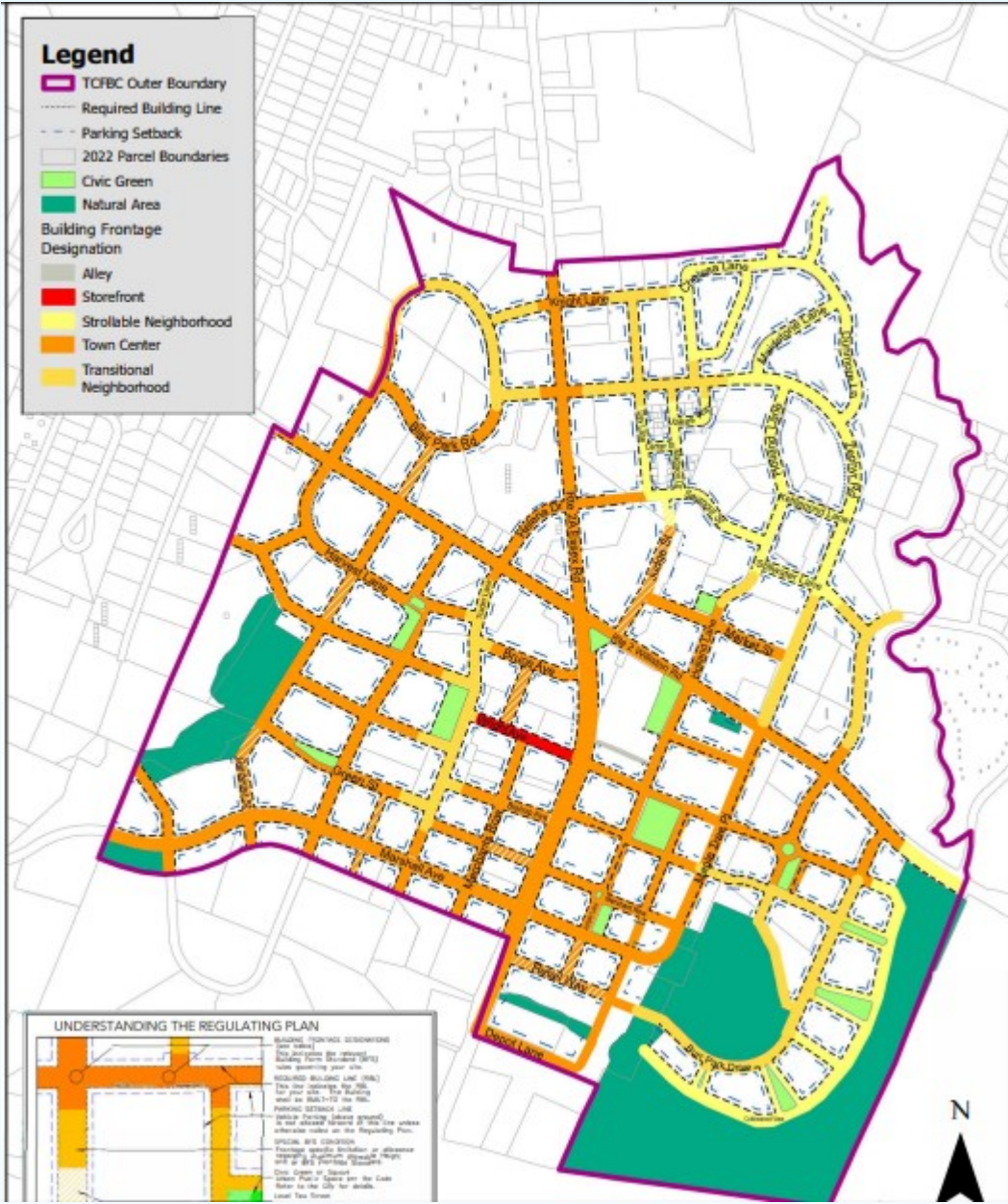


Bay Ridge Neighborhood
Apartments and condominiums developed by Champlain Housing Trust



Site Visit | Williston | Downtown Center

Williston's center is planned to transform over the next twenty-five years to be a design-conscious, mixed use, pedestrian-friendly destination.



TAFT CORNERS

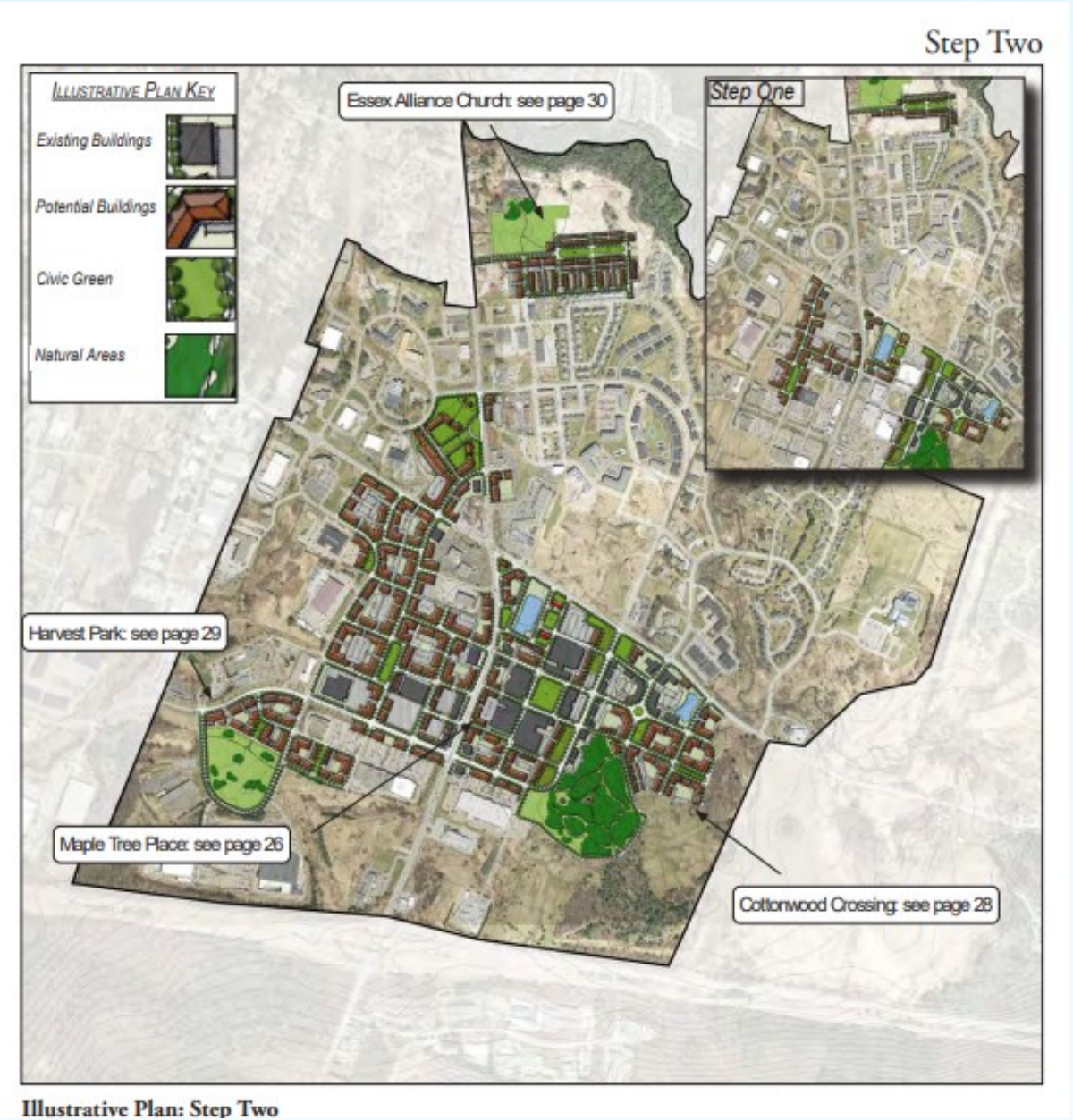
WILLISTON, VERMONT

VISION PLAN CREATED BY THE RESIDENTS OF WILLISTON

WITH ASSISTANCE FROM THE CONSULTANT TEAM, THE TOWN OF WILLISTON AND THE CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION.

APRIL 24TH THROUGH MAY 3RD, 2021

Architectural rendering of a street scene in Taft Corners, Williston, Vermont, showing a mix of cars, bicycles, and pedestrians. The scene is set on a wide, tree-lined street with modern buildings and a clear sky.

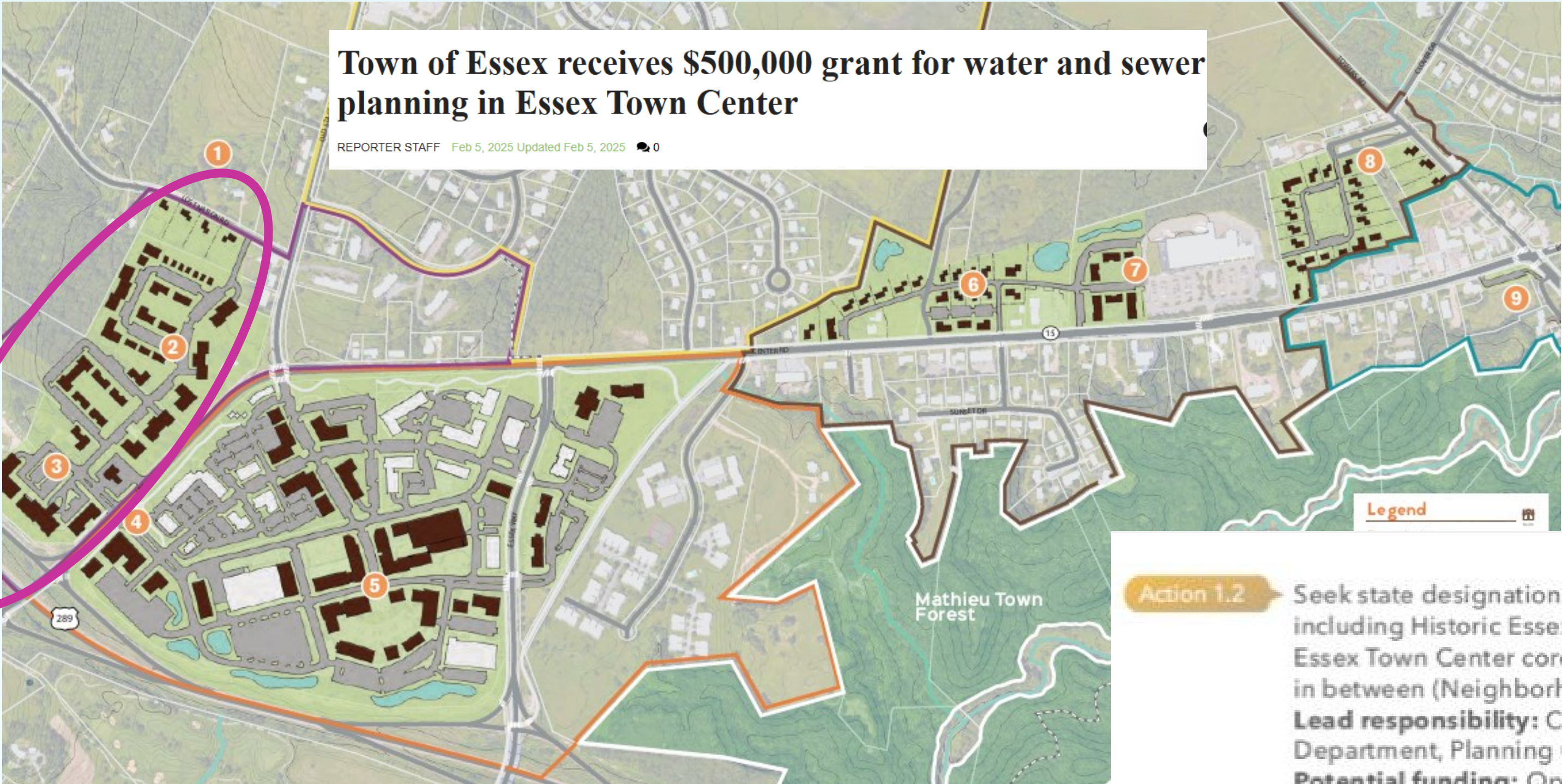


Site Visit | **Essex** | Downtown Center

The ETC [Essex Town Center] Next Master Plan envisions mixed-use development, and the Selectboard has adopted a plan for a new town hall and town green.

Town of Essex receives \$500,000 grant for water and sewer planning in Essex Town Center

REPORTER STAFF Feb 5, 2025 Updated Feb 5, 2025 0

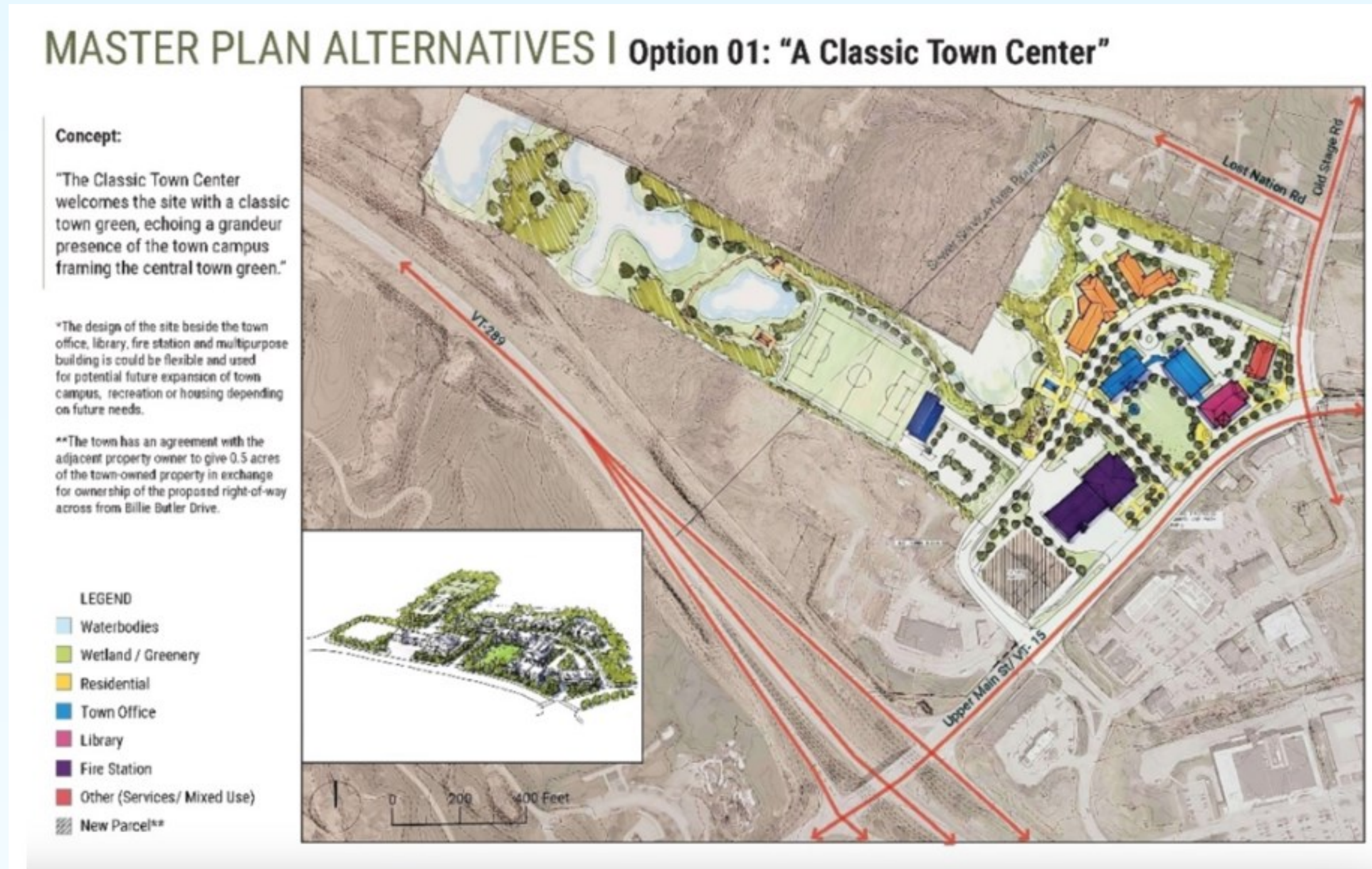


Action 1.2

Seek state designations for the Essex Town Center area, including Historic Essex Center (Village Center), the Essex Town Center core (New Town Center), and the area in between (Neighborhood Development Area).
Lead responsibility: Community Development Department, Planning Commission
Potential funding: Operating Budget, grants*
Time frame: Short term to medium term

Site Visit | **Essex** | Downtown Center

The ETC [Essex Town Center] Next Master Plan envisions mixed-use development, and the Selectboard has adopted a plan for a new town hall and town green.

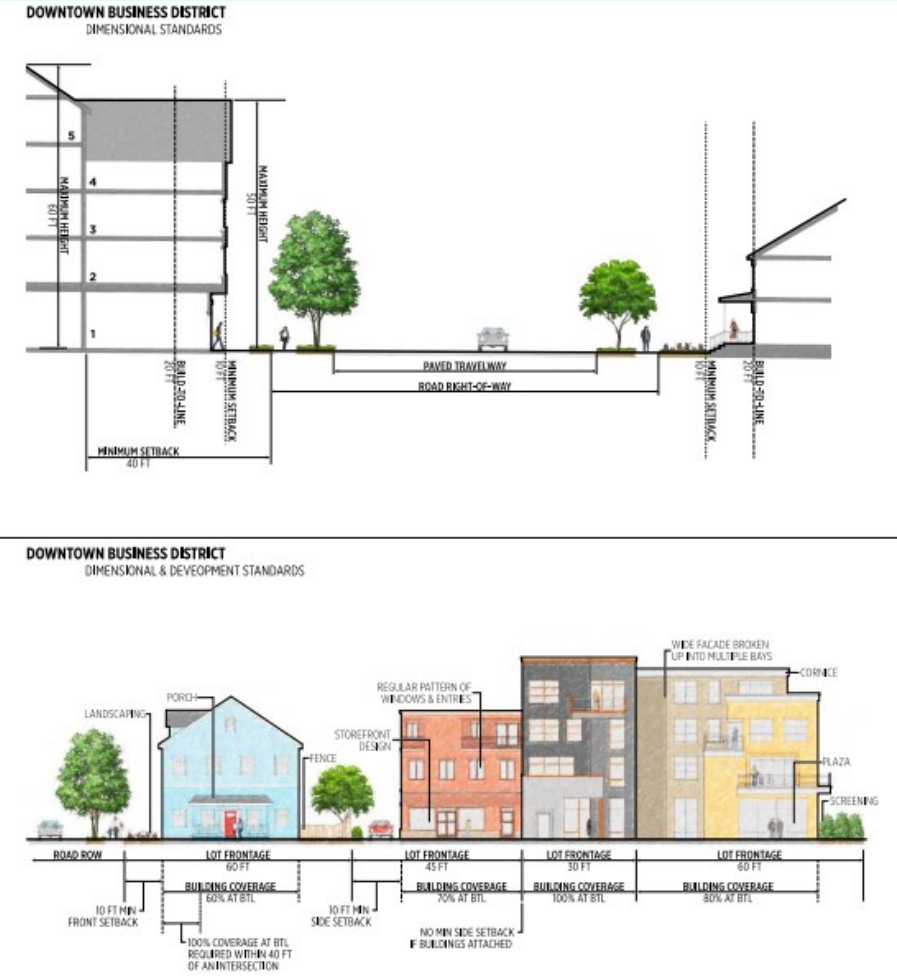


"A Classic Town Center" model for the site.

Courtesy Photo

Site Visit | **Milton** | Downtown Center

Center designation reflects the Town's plans to build out a walkable, mixed-use hub with community amenities.



Site Visit | **Burlington** | DC – Cambrian Rise

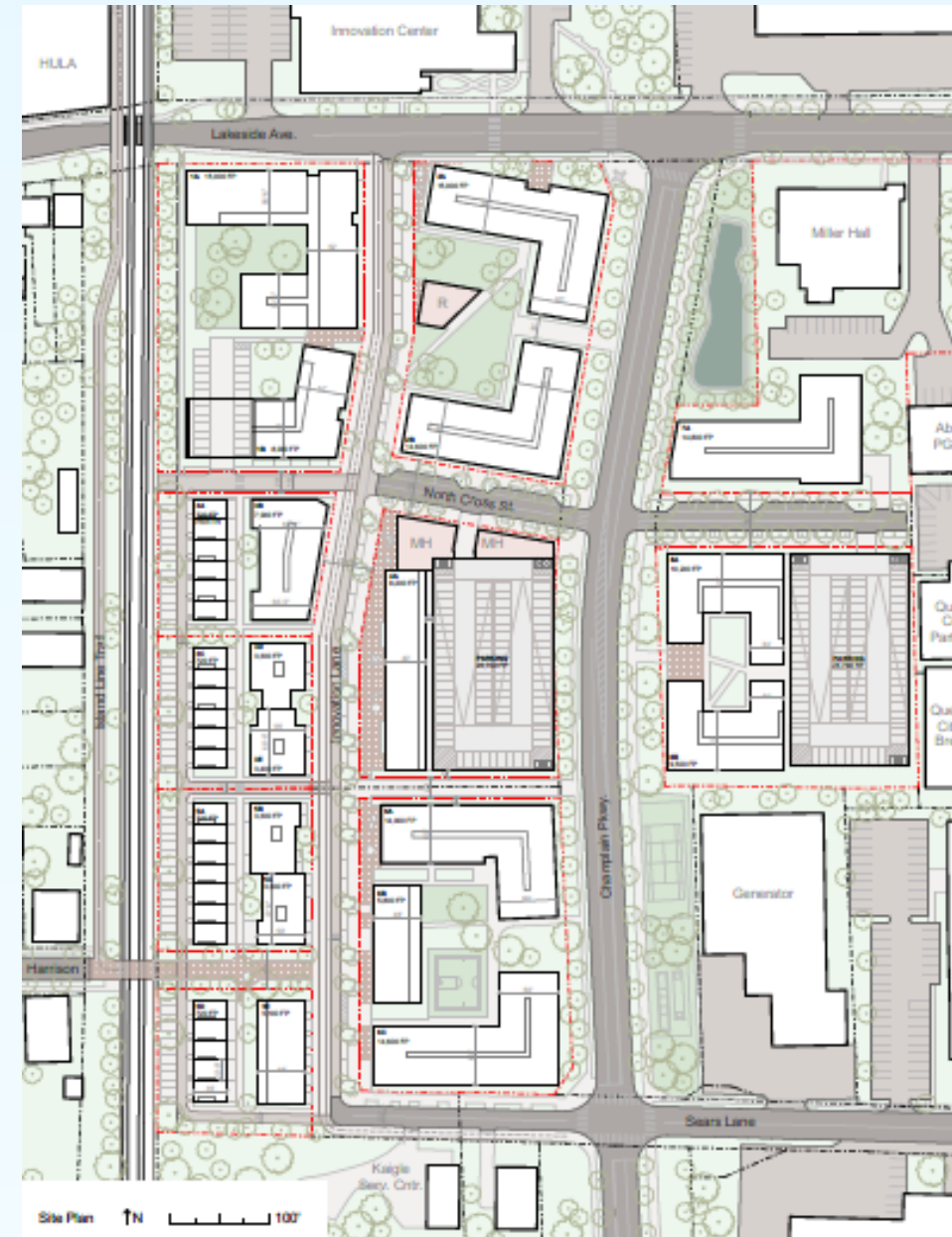
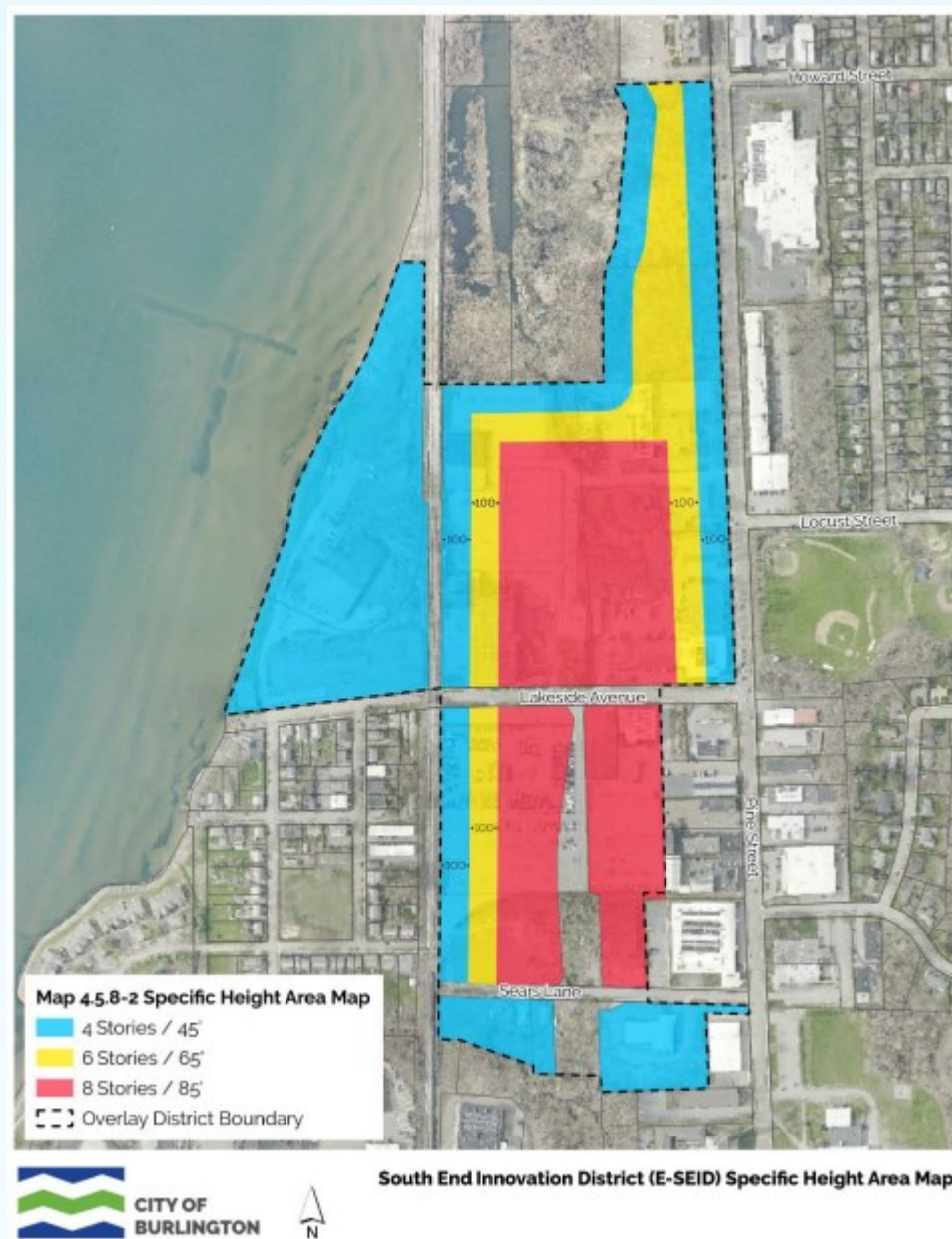
Dense urban form, mix of uses, and multi-modal connections make this a key Center between Downtown and New North End.



Rendering of full buildout of Cambrian Rise

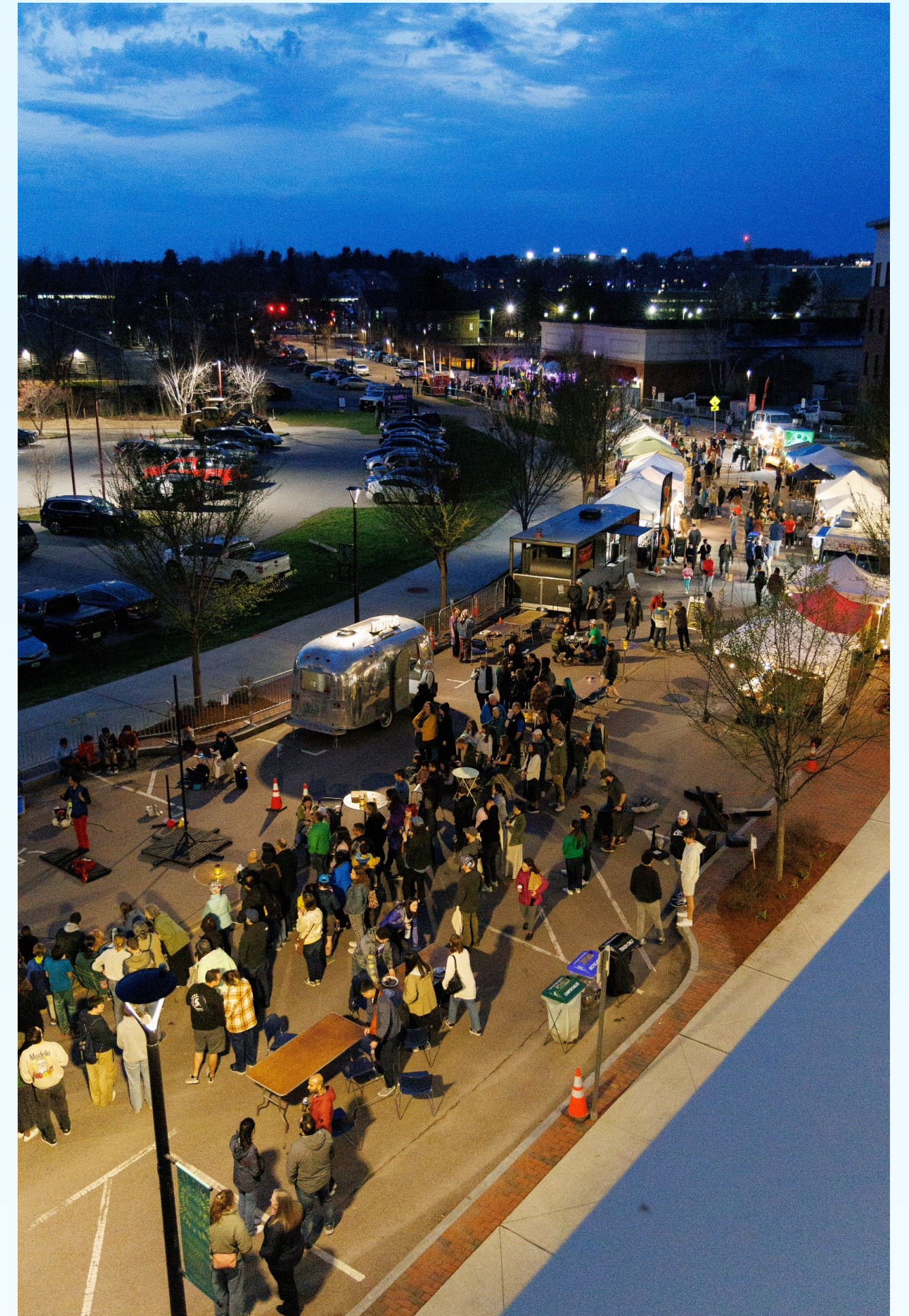
Site Visit | Burlington | DC – South End

Recent zoning changes, planned investment, and a pre-development agreement support housing, commercial space, and artist/maker spaces at a downtown-scale.



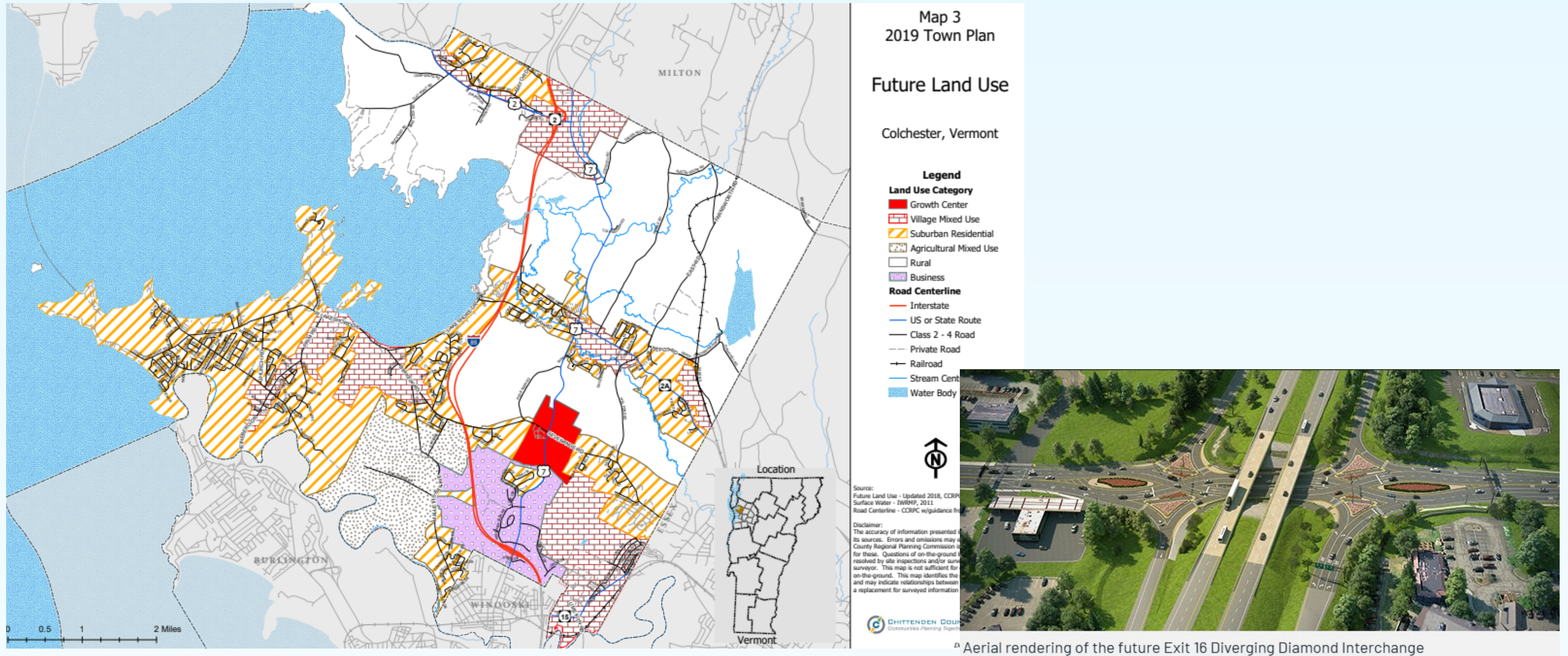
Site Visit | **South Burlington** | City Center

Public investment in planning, infrastructure and civic buildings, along with private investment, creates smart growth development in the legacy New Town Center and Neighborhood Development Area.



Site Visit | Colchester | Exit 16 - Transition

Future municipally-led planning could help create infill opportunities and improve connectivity as this locally and regionally valued economic node continues to evolve.



Site Visit | **Shelburne** | O'Brien Property - Transition

This parcel is planned for development, but the Town is still working to fully align municipal policy; zoning changes, plan changes, and terms of a predevelopment agreement are likely to make the area PGA-eligible later.

- Pre-development agreement – January 2025
- Sewer Service Area amendment – July 2025
- Zoning Bylaw update – Anticipated December 2025
- Town Plan amendment – Anticipated March 2026

PRE-DEVELOPMENT AGREEMENT

This Pre-Development Agreement (Agreement) is entered into as of January 28, 2025, by and between O'Brien Brothers Agency, Inc., a Vermont corporation with a principal place of business in the City of South Burlington, County of Chittenden and State of Vermont (O'Brien), Forest Park Realty Corporation, a Vermont corporation with a principal place of business in the City of South Burlington, County of Chittenden and State of Vermont (FPR), and the Town of Shelburne, Vermont, a Vermont municipal corporation located in the County of Chittenden and State of Vermont (Town)(together with FPR and O'Brien, the Parties).

Background

- A. FPR owns an approximately 197-acre parcel of land located in the Town of Shelburne and identified as SPAN #582-183-10912 (referred to herein as the "Property" or the "Parcel"). Approximately 110 acres of this Parcel are located north of Thomas Road and southeast of Irish Hill Road, and the remainder of the acreage is located south of Thomas Road. FPR and O'Brien have agreed to survey the Property to confirm the precise acreage.

Tier 1B Opt-ins

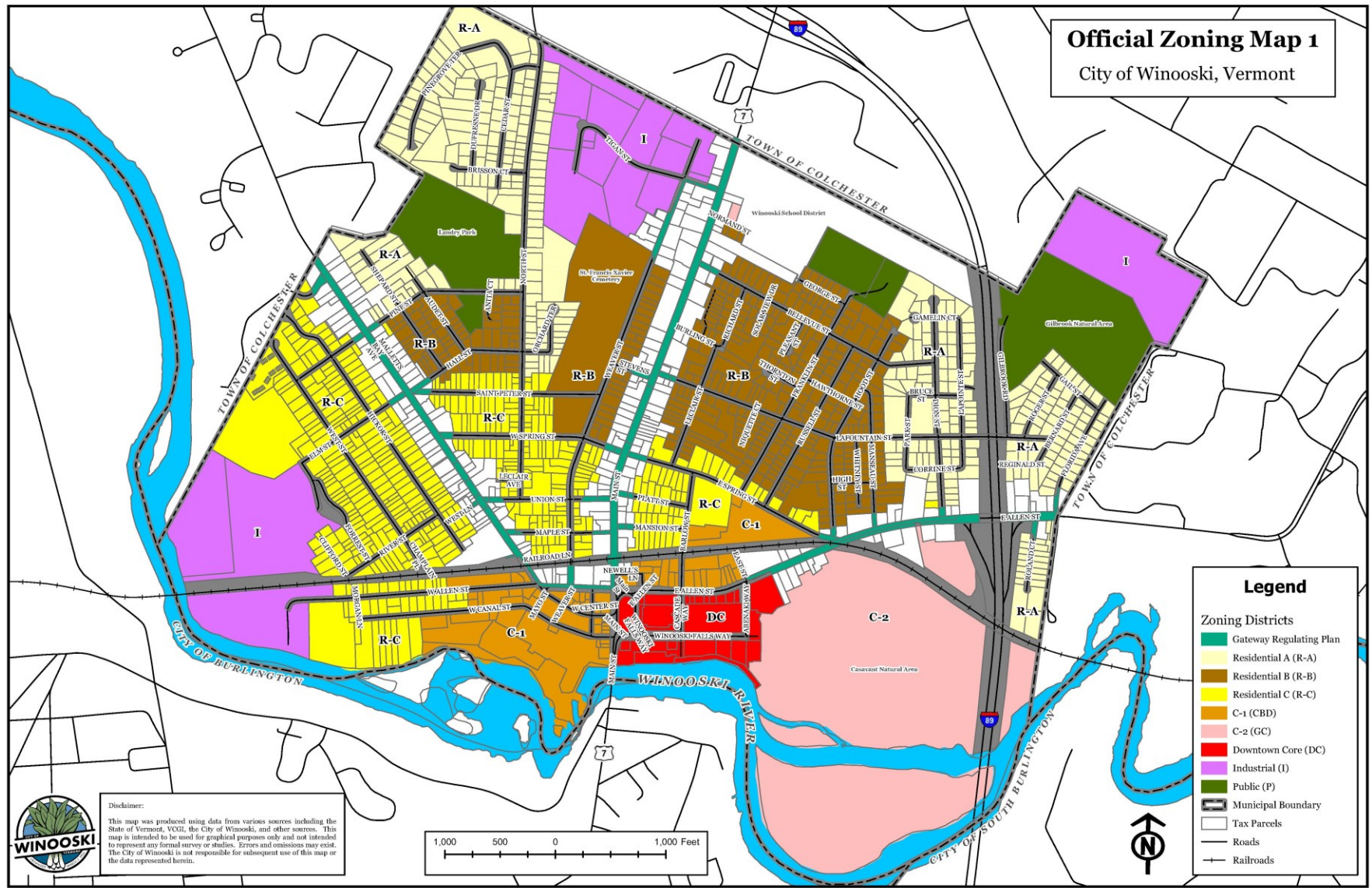
(12/1/25)

1. Bolton
2. Burlington
3. Essex Junction
4. Hinesburg
5. Jericho
6. Milton
7. Richmond
8. Shelburne
9. South Burlington
10. Westford (partial)
11. Williston
12. Winooski (partial)



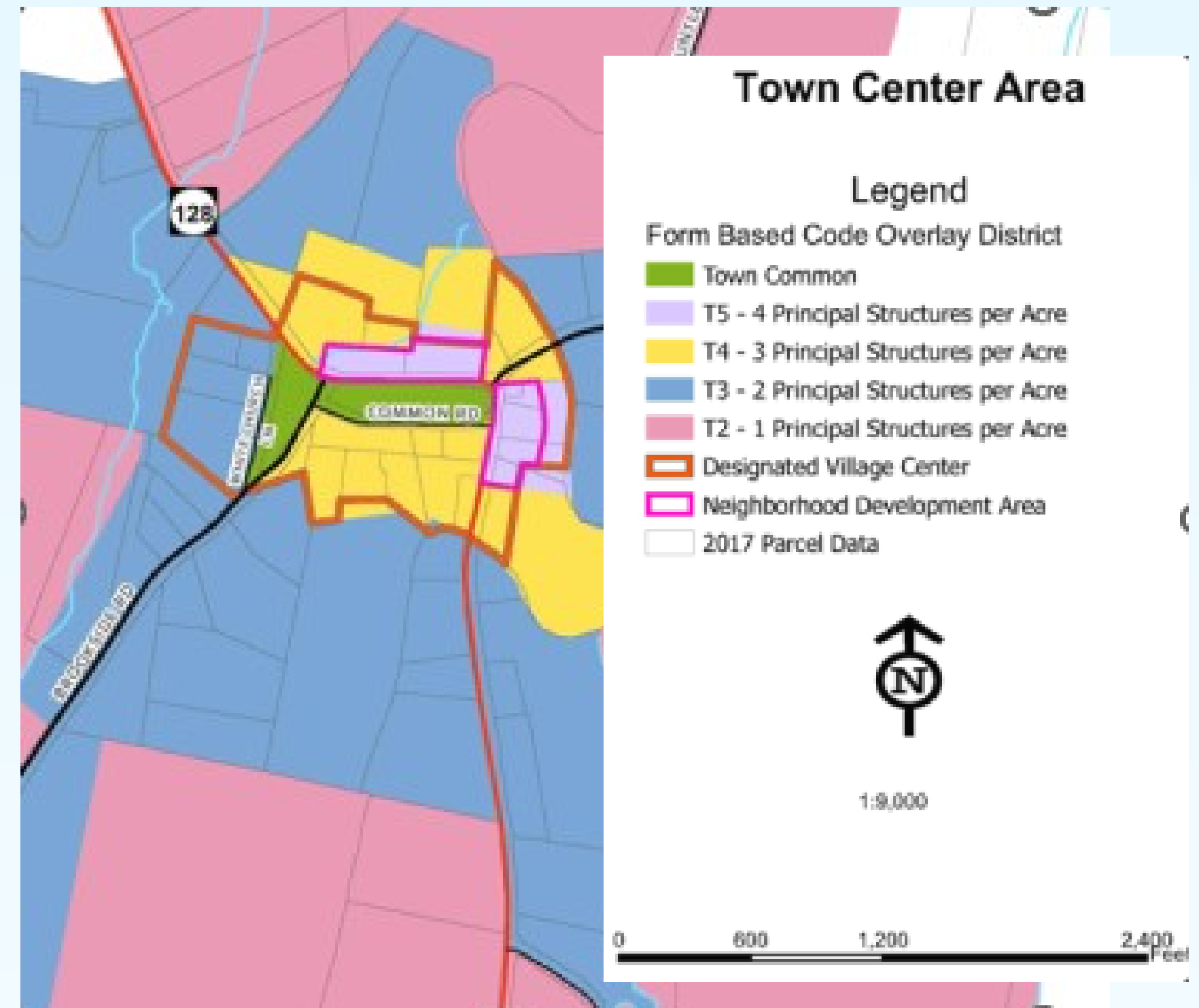
Site Visit | **Winooski** | Partial Tier 1B

- Decided to not opt-in for a portion of its Downtown Center.
- Why?
 - Excluded area subject to an existing Act 250 master permit with complex conditions (infrastructure, perpetually affordable housing).
 - The City is the main Act 250 permit holder.
 - City preference: have remaining vacant parcels and any potential redevelopment in the area subject to the existing Act 250 master permit.



Site Visit | **Westford** | Partial Tier 1B

- Opting-in only for portions of its Village Center that are currently a part of the designated Neighborhood Development Area (NDA).
- Why?
 - NDA designation reflects community consensus regarding infill development; there is comfort with limited Act 250 exemption in this area.
- It is possible that the town will expand this area in the future.





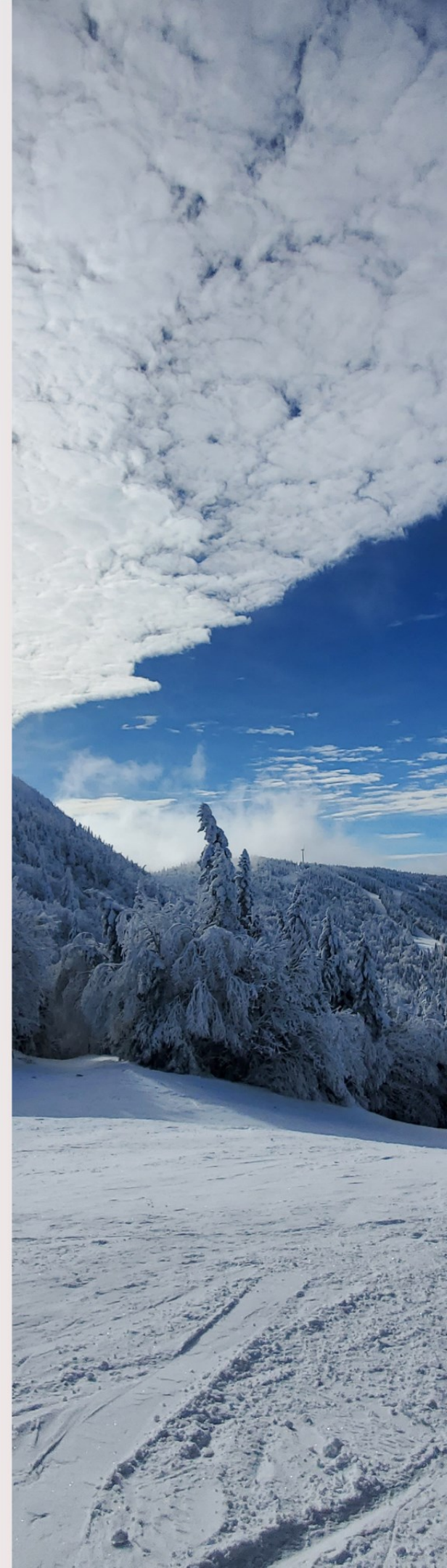
Next Steps | **Draft 2026 ECOS Plan**

- The process of developing the housing targets and the regional future land use map has spurred great conversations with our communities about what it's going to take to meet these housing and land use goals.
- CCRPC will continue to work with our municipalities to reinforce, plan, design, and construct smart growth places.
- CCRPC appreciates having clear direction from the LURB about areas of the plan need to be changed to comply with statute.

Next Steps | **Draft 2026 ECOS Plan**

What's next?

- January 21, 2026 – 1st RPC public hearing
- May 20, 2026 – 2nd RPC public hearing; plan adoption
- June or July 2026 (anticipated) – Formal review of ECOS Regional Plan by Land Use Review Board



THANK YOU! | QUESTIONS?

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(802) 846-4490 ext. 115 | tnewton@ccrpcvt.org

LEARN MORE:



General Information: ccrpcvt.org/ecos-regional-plan

Engagement Opportunities: ccrpcvt.org/ecos-engagement

