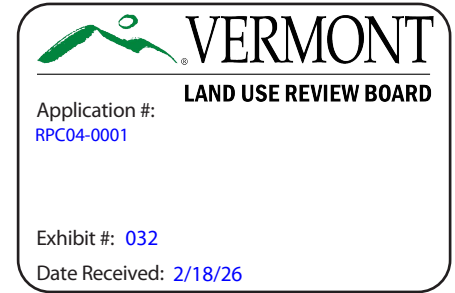


MEMORANDUM

To: Sarah Hadd, Land Use Review Board
From: Taylor Newton, Planning Program Director
Date: February 18, 2026
Re: Preapplication Review Questions



Below are questions that CCRPC staff have related to the LURB’s preapplication comments on the draft 2026 ECOS Plan specific to the draft future land use map. The LURB’s guidance regarding these questions would greatly assist CCRPC staff in working with our Board, Committees and member municipalities to finalize a second draft of the ECOS Plan in mid-March 2026.

CCRPC can provide supplemental information to the LURB about each question, if requested.

Questions:

- Burlington – Downtown Center:** The LURB stated in its preapplication review that the proposed South Downtown Center is not consistent with the statutory description of a downtown center. The LURB cited that “the area is not a traditional or historic central business district.” The LURB also provided an advisory recommendation “to merge the South downtown center with the Core downtown center.”

In collaboration with the City, CCRPC has drafted a merged Downtown Center (see below). Does this revised Downtown Center address the LURB’s advisory recommendation?

- Colchester –Blakely Road and West Lakeshore Drive Village Centers:** The LURB stated in the preapplication letter that these two village centers do not meet the statutory requirements of a village center. The LURB stated Blakely Road Village Center does not contain commercial or historic properties. It is less clear to CCRPC why the West Lakeshore Drive Village Center was deemed to not meet the Village Center requirements, but our understanding is that the center lacks civic assets. Regardless, the LURB did provide CCRPC with an advisory comment to

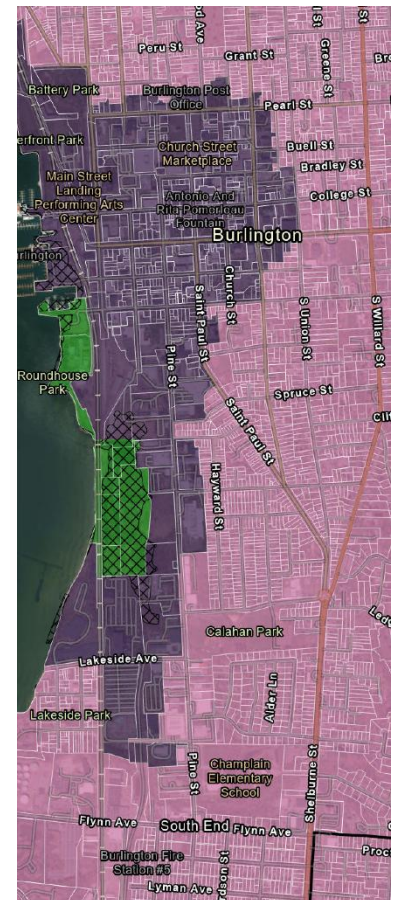


Figure 1 - Burlington Downtown Center

provide more supporting information for these two proposed centers.

Based on that information, CCRPC has deleted the Blakley Road Village Center and has drafted a revised Village Center in the Lakeshore Drive area. The revised Village Center includes all of the formerly proposed West Lakeshore Drive Village Center yet expands the Village Center to the east to include additional residential and commercial properties, along with civic assets (Bayside Park and the Colchester Recreation Center). The area is connected via sidewalk. Does this revised Village Center address the LURB's Advisory recommendation?

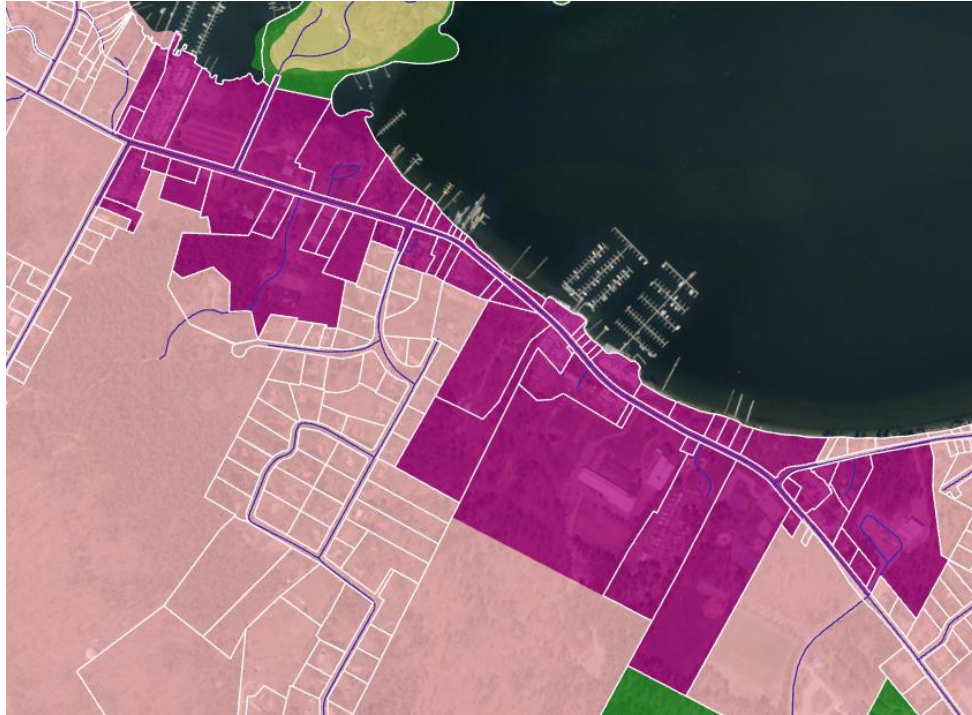


Figure 2 - Revised West Lakeshore Village Center

- 3. Shelburne – North Village Center:** The LURB found in its preapplication review that the proposed North Village Center is not consistent with the statutory description of a village center. The LURB cited that “this does not appear to contain any civic assets and it isn’t large enough to offer a future cohesive center.” Is the LURB willing to reconsider this position based on the conversations it has had in January 2026 about what constitutes an “traditional or historic central business district?”

If yes, CCRPC has additional questions about expanding the proposed North Village Center boundaries to ensure better consistency with the Shelburne Town Plan, and the new Shelburne Development Regulations adopted in early 2026, and to include an additional historic property. CCRPC’s initial thought is to expand the North Village Center to match with the boundaries of the Shelburne 1 (SR-1) Zoning District. If no, CCRPC would like the LURB’s guidance on what the potential impacts could be to surrounding PGAs.

4. **Shelburne – South Village Center:** The LURB stated in the preapplication review memo that the proposed South Village Center is not consistent with the statutory requirements of a village center. The LURB cited that this area does not include any historic properties and does not appear to include any civic assets.

CCRPC has provided the evidence below to support inclusion of the South Village Center on the regional future land use map. In addition, CCRPC will assess the map boundaries for this center to make sure that they match the boundaries of the Shelburne 1 (SR-1) Zoning District. Is this additional information sufficient to meet the statutory requirements of a Village Center?

5. **Shelburne – Northern Planned Growth Area:** The LURB found in its preapplication review that it could not determine if the proposed Northern PGA meets the requirement of a planned growth area. The LURB specifically asked for more information on the walkability of the westernmost portion of the planned growth area in the vicinity of Harbor Road and Depot Road. The 2019 Town Plan maps identify a shared use path in this area as a desired future improvement. The Town Plan maps also identify desired locations for primitive paths as well as shared use trails connecting neighborhoods north of Webster Road and east of Shelburne Road (US Route 7).

While Shelburne does not have a formally adopted Capital Improvement Plan, the Town does have a “working” CIP that is integrated directly into the municipal budget (the Town will adopt a separate CIP in future years). This investment plan includes \$250,000 invested in sidewalk projects over the next five years. In addition, the town’s Bicycle and Pedestrian Path Committee’s strategic plan notes that they develop a recommendation of projects to the Selectboard as part of each year’s budgeting process. With this new information, CCRPC proposes to retain these areas as PGA. Is this information sufficient to address the LURB’s concerns about walkability and connectivity in this area?

6. **Shelburne – Downtown Center:** The LURB preapplication review included a required revision to exclude Shelburne Museum from the Downtown Center. Is the LURB willing to reconsider this position based on the conversations it has had in January 2026 about what constitutes an “traditional or historic central business district?”
7. **South Burlington - Downtown Center:** The LURB provided an advisory recommendation to “Consider expansion along Dorset Street to Kennedy Drive to include the high school, district offices, and fire station, as well as the City Center Park parcel on Iby Street.” CCRPC and the City of South Burlington are open to this advisory recommendation, but are unclear about the extent to which the Downtown Center can be expanded to include the neighborhoods west of Dorset Street or the neighborhoods between Dorset Street and Hinesburg Road. Can the LURB provide additional guidance about how the advisory recommendation can be implemented on the eastern and western boundaries of the Downtown Center?
8. **South Burlington - Planned Growth Area – Southern Shelburne Road Corridor:** In its preapplication review, the LURB stated that it could not determine if the southern Shelburne

Road corridor meets the requirements of a PGA. Is the LURB willing to reconsider this position based on the conversations it has had in February 2026 about planned versus existing land uses on the future land use maps?

9. **South Burlington - Planned Growth Area – Williston Road/Kennedy Drive Eastern Area:** In its preapplication review, the LURB stated that it could not determine if the Williston Road/Kennedy Drive eastern area meets the requirements of a PGA. Is the LURB willing to reconsider this position based on the conversations it has had in February 2026 about planned versus existing land uses on the future land use maps? Does the mix of allowed uses within this neighborhood meet the PGA definition of a “high density existing settlement and future growth areas with high concentrations of population, housing, and employment in each region and town, as appropriate?”
10. **Williston - Planned Growth Area – Marshall/Shunpike Road Area:** In its preapplication review, the LURB stated that it could not determine if the Marshall/Shunpike Road area meets the requirements of a PGA. The LURB added an advisory recommendation for CCRPC to provide more information “on how the municipal plan addresses requirements for higher-density housing and mixed use in the Marshall Avenue/Shunpike Road area.” Is the LURB willing to reconsider this position based on the conversations it has had in February 2026 about planned versus existing land uses on the Future Land Use maps? Does the mix of allowed uses within this neighborhood meet the PGA definition of a “high density existing settlement and future growth areas with high concentrations of population, housing, and employment in each region and town, as appropriate?”
11. **River Corridor and Shoreline:** The LURB preapplication letter contained an advisory recommendation on page 20, and required revision on page 40, to have the river corridor and shoreline “uniformly mapped, wherever possible, as rural conservation or rural general.” Is this comment advisory or requested/required?

Here is a summary of CCRPC’s process to map these areas: along rivers and streams, CCRPC consistently mapped river corridors and 100-year floodplains as Rural Conservation, with two exceptions permitted by statute and consistent with the VAPDA methodology. One exception is within Downtown Centers, Village Centers, Planned Growth Areas, and Village Areas, within which river corridors and 100-year floodplain can be mapped as those FLU categories provided the criteria regarding “preexisting development in areas suitable for infill development as defined in section 29-201 of the Vermont Flood Hazard Area and River Corridor Rule” in 24 V.S.A. 4348a are met.

Along the lakeshore, 100-year floodplain has been mapped as Rural Conservation. The exception to this rule is Downtown Centers and Village Centers, or Planned Growth Areas and Village Areas, as above.

All river corridors and 100-year floodplains are represented as a cross-hatched overlay on the regional future land use map.

Does this explanation provide the LURB with enough information about this topic to conclude that CCRPC as mapped these areas “uniformly” and in conformance with statute?

Please let me know if you would like to discuss any of the above questions. Municipal staff has also offered to provide assistance or answer questions from the LURB, if helpful. Your advice and guidance are much appreciated.