



To: Sarah Hadd, Land Use Review Board
From: Charles Baker, CCRPC Executive Director
Date: May 26, 2026
Re: Submission of Adopted 2026 ECOS Regional Plan

On behalf of the Chittenden County Regional Planning Commission (CCRPC), I am pleased to submit the adopted 2026 ECOS Regional Plan to the Land Use Review Board (LURB) for review. CCRPC is seeking a Determination of Compliance for the regional plan and for the proposed Tier 1B areas requested by our municipalities.

This submission builds on our pre-application materials provided in November 2025, subsequent LURB comments, and an iterative process of revisions informed by State Agency feedback, municipal coordination, CCRPC Long Range Planning Committee (LRPC) review, and public comments. This cover memo summarizes key changes made since the pre-application submission and orients reviewers to materials in the packet that can provide additional detail.

Summary of Changes Since Pre-Application

Since the pre-application submission, CCRPC strengthened the plan's statutory alignment, clarified intent, and responded to LURB and public feedback. These changes generally expand and clarify plan intent rather than alter its core policy direction.

Changes in Response to LURB Pre-application Comments

Staff incorporated clarifying language to address statutory questions raised by the LURB and state agencies, particularly where additional context was needed to demonstrate how the ECOS Plan advances state planning goals. Substantial changes include:

- Additional content around Career and Technical Education (vocational training) opportunities in the county was added to the Infrastructure and Facilities chapter to comply with State Planning Goal #3.
- Major text additions were made to the Scenic, Recreation, and Historic Resources Chapter to comply with State Planning Goal #5.
- Text was also added to better explain existing natural resources and conserved lands in the region to comply with State Planning Goal #6.
- A Scenic, Recreation and Historic Resources Map and a Conserved Lands Map were added. The Economic Infrastructure Map was removed because it relied on old data that could not be updated as a part of this ECOS Plan update.

Changes in Response to Public Comments

Several actions were reorganized, consolidated, or reworded to better articulate the intended outcomes. A few new actions were added to respond to public comments identifying emerging issues (such as data centers) or implementation gaps.

Several chapters now include additional data context or explanatory text to clarify how forecasts, targets, and background analyses relate to one another. This was particularly important to address public comments indicating confusion about housing target methodology and the population forecast completed in the Metropolitan Transportation Plan. Additionally, context was added to explain housing targets to ensure that they are not misinterpreted as caps or constraints, nor unintentionally used in a way that has exclusionary effects. These changes respond both to formal public comments during the public hearing process and to broader themes raised during public engagement.

Updates to Data and Supplements

Supplement 6 – Enhanced Energy Plan and Supplement 7 – Housing Estimates were updated to incorporate additional data as requested by the Vermont Department of Public Services or the LURB. Supplement 1 – Public Process was also expanded to summarize agency, LURB, and public comments received during the LURB pre-application process and CCRPC’s first public hearing.

Future Land Use Map Revisions

The Future Land Use (FLU) Map has been refined in consultation with municipalities and in response to LURB required changes and advisory recommendations. These updates include adjustments to boundaries, future land use categories, and supporting documentation to better align with statutory definitions, infrastructure conditions, and local planning context. More information on specific changes can be found in the Future Land Use Memo mentioned below. These refinements improve clarity and defensibility of individual designations.

Organizational and Formatting Edits

Minor additional edits were made throughout the document including refining action language, improving cross-references, consolidating duplicative content and to correct grammatical errors.

Submission Materials

The full application package is organized to support your review. It includes:

- Regional Planning Commission Application
- Adopted 2026 ECOS Plan including Supplements 1–7)
- Regional Plan Review Checklist
- Future Land Use Map Memo and Map Viewer
- Municipal Confirmation Letters
- Tier 1B memorandum
- Municipal Tier 1B resolutions

The required application fee has been submitted to the LURB via US Mail on Friday, May 22, 2026.

The two required data layers (Adopted FLU Digital Data Layer and Tier 1B Digital Data Layer have been uploaded per the LURB GIS Data Submission Standard Operating Procedure. *Please note:* In the LURB’s “Future Land Use & Tier 1A/B Viewer,” the “Sewer Service Area” layer included in the reference layers is incomplete for Chittenden County. Instead, in your review, please use the Water and Wastewater Service Area layers contained in the “Chittenden County RPC” set of layers.

We appreciate the LURB’s continued engagement throughout this process. The pre-application feedback and subsequent discussions were instrumental in refining the ECOS Plan and FLU Map. We believe this submission aligns with statutory requirements and remains grounded in municipal planning context and regional priorities.

Please do not hesitate to reach out with any questions or requests for additional information as part of your review.

Staff Contact:

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