

**SUMMARY: REGIONAL PLAN APPROVAL CRITERIA FOR CCRPC**

This summary and the pages that follow document how the Chittenden County Regional Planning Commission plan dated May 20, 2026 meets the requirements for approval by the Land Use Review Board. Per 24 V.S.A. § 4348(h)(4), the Land Use Review Board (LURB) will approve the regional plan upon finding that the regional plan meets the following requirements:

- (A) Consistency with the **State planning goals** as described in Section 4302 of Chapter 117 with consistency determined in the manner described under subdivision 4302(f)(1) of this chapter.
- (B) Consistency with the **purposes of the regional plan** established in section 4347 of chapter.
- (C) Consistency with the **regional plan elements** as described in section 4348a of this chapter, except that the requirements of section 4352 of this chapter related to enhanced energy planning shall be the under the sole authority of the Department of Public Service.
- (D) Compatibility with **adjacent regional planning areas** in the manner described under subdivision 4302(f)(2) of this chapter.

In addition, the LURB conducts **regional plan map review** following the requirements of 10 V.S.A. § 6033. This approval may happen separately from regional plan approval.


**Plan Consistency & Compatibility**

As used in Chapter 117, *“consistent with the goals”* requires substantial progress toward attainment of the goals established in this section, unless the planning body determines that a particular goal is not relevant or attainable. If such a determination is made, the planning body shall identify the goal in the plan and describe the situation, explain why the goal is not relevant or attainable, and indicate what measures should be taken to mitigate any adverse effects of not making substantial progress toward that goal. The determination of relevance or attainability shall be subject to review as part of a consistency determination under this chapter.” 24 V.S.A. § 4302(f)(1).

*“...for one plan to be “compatible with” another, the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan. If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if”* it meets certain criteria listed in 24 V.S.A. § 4302(f)(2).

The following checklists summarize how the Chittenden County Regional Planning Commission’s (CCRPC) plan meets the requirements above. Further details regarding how the plan and map meet the various requirements are on the following pages.

| <b>A. Consistency - State Planning Goals: § 4302</b> |                                | Met                                 | Not Met                  |
|--|--------------------------------|-------------------------------------|--------------------------|
| 1  | Development Pattern            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2  | Economy                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3  | Education                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4  | Transportation                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5  | Natural and Historic Resources | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6  | Quality of Resources           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



**VERMONT**  
 LAND USE REVIEW BOARD

Application #: [RPC04-0001](#)

Exhibit #: [041](#)

Date Received: [5/27/26](#)

- |    |                                    |                                     |                          |
|----|------------------------------------|-------------------------------------|--------------------------|
| 7  | Energy                             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8  | Recreation                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9  | Agriculture and Forest Industries  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10 | Use of Resources                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11 | Housing                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12 | Public Facilities                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13 | Child Care                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14 | Flood Resilience                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15 | Environmental Benefits and Burdens | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**B. Consistency – Regional Plan Purposes § 4347**      Met      Not Met

Is the plan consistent with the purposes of the Regional Plan?           

**C. Consistency - Required Elements § 4348a**      Met      Not Met

- |    |  |                                     |                          |
|----|--|-------------------------------------|--------------------------|
| 1  | Statement of Policies to Guide Development | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2  | Natural Resources and Working Lands        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3  | Energy                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4  | Transportation                             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5  | Utility and Facility                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6  | Implementation Program                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7  | Development Trends                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8  | Housing Element                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9  | Economic Development                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10 | Flood Resilience                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11 | Future Land Use                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**D. Compatibility – Adjacent Regional Planning Areas § 4302(f)(2)**      Met      Not Met

Is the plan consistent with the plans of adjacent regional planning areas?           

**Mapping – Future Land Use Areas**      Met      Not Met

Does the plan’s Future Land Use Map delineate areas following the required mapping process and standards?

## PLAN AND PLANNING PROCESS OVERVIEW

### OUTREACH AND NOTIFICATION

The following summarizes outreach and notice as required by 24 V.S.A. § 4348, Adoption of a Regional Plan.

| Outreach and Notification Timelines  | Complete                            | Actual or anticipated date(s)   |
|--|-------------------------------------|---|
| Throughout the planning process, the RPC has solicited the input of member municipalities, local residents, and organizations (24 V.S.A. § 4348(a))                    | <input checked="" type="checkbox"/> | See Supplement 1: Public Process. CCRPC has solicited input from member municipalities and the general public in the development of ECOS Plan as well as through the RPC’s hearing processes. |
| 60 days before first RPC hearing: Send draft regional plan to LURB (24 V.S.A. § 4348(b))   | <input checked="" type="checkbox"/> | CCRPC provided the LURB with the draft regional plan on October 16, 2025. The first CCRPC public hearing on the plan occurred on January 21, 2026.  |
| At least 30 days before first RPC hearing, plan and accompanying documentation sent to state and regional partners ((24 V.S.A. § 4348(d)(1))                           | <input checked="" type="checkbox"/> | Notice sent November 20, 2025.  |
| At least 30 days before first RPC hearing, RPC provides member municipalities with description of map changes, Tier 1B info, designation info (24 V.S.A. § 4348(d)(2)) | <input checked="" type="checkbox"/> | Notice sent November 20, 2025.  |
| RPC holds at least two public hearings (24 V.S.A. § 4348(c))   | <input checked="" type="checkbox"/> | CCRPC held its required public hearings on January 21 and May 20, 2026.   |
| Regional Plan adoption by regional planning commission (24 V.S.A. § 4348(g))   | <input checked="" type="checkbox"/> | Regional Plan was adopted by CCRPC on May 20, 2026.   |
| Within 15 days following adoption, RPC submits regionally adopted plan to LURB for determination compliance (24 V.S.A. § 4348(h)(1))                                   | <input checked="" type="checkbox"/> | CCRPC submitted the regionally adopted plan to the LURB on May 26, 2026.  |

See 24 V.S.A. § 4348(f) for information on amendments to the plan during this process.

### COMMUNITY OUTREACH AND MEANINGFUL PARTICIPATION IN PLAN DEVELOPMENT

Statute (24 V.S.A. § 4348) calls on Regional Planning Commissions to “allow for meaningful participation” in the adoption and amendment of a regional plan. Meaningful participation is defined in 3 V.S.A. § 6002. This section reports on the community outreach efforts undertaken for this plan’s development that advance meaningful participation, including information about engagement of Environmental Justice Focus populations, also defined in 3 V.S.A. § 6002.

The original ECOS (Environment, Community, Opportunity, and Sustainability) Regional Plan, adopted in 2013 and revised in 2018, stitched together voices from more than 60 organizations to create and convey shared visions and priorities for the region. This 2026 ECOS Plan is an update to the original version, incorporating new data, and accounting for shifting regional priorities as revealed through two new phases of community engagement undertaken during the development of the plan. A summary of the engagement process is provided in the plan's introduction. The first phase of engagement focused specifically on hearing from, and collaborating with, communities whose voices have been underrepresented in previous versions of the ECOS Plan. The second phase of engagement focused on working with municipal partners to develop a new regional future land use map. The entire engagement plan and accompanying results can be found in Supplement 1 – Public Process.

### **Phase 1: ECOS Plan Chapters: Goals & Actions (Fall 2023 – Summer 2024)**

The ECOS Plan has been principally developed with partner organizations and residents who have participated in civic processes for decades. Therefore, CCRPC undertook an engagement effort that sought the voices of community members whose needs, wants, and goals may not already be represented in the current plan. CCRPC staff spent time researching other engagement efforts that happened in Chittenden County since 2020 to use community-generated information already gathered to inform this engagement effort (and the ECOS Plan). Engagement efforts then focused on where gaps existed. CCRPC compensated community members for their participation and time.

CCRPC staff attended over 13 events, meeting community members where they are at locations such as laundromats, town meeting day, Neighborhood Planning Assembly meetings, festivals, and spaces of worship. Working through and with community partners and liaisons, CCRPC staff organized and hosted eight focus groups, including focus groups with Arabic, Nepali, Somali, Swahili and Lingala speaking community members, as well as mobile home park residents and rural seniors. Lastly, CCRPC staff distributed a county-wide survey available in five languages through channels such as Front Porch Forum, flyers, coasters, and newsletters.

### **Phase 2: Future Land Use Map & Housing Targets**

Following the initial engagement phase centering underrepresented communities, CCRPC launched a second intensive phase of engagement focused on developing a new Regional Future Land Use (FLU) Map and associated municipal housing targets. This round focused on municipal engagement, while still incorporating regional and state interested and affected parties (particularly partners from the housing and environmental justice communities). Engagement efforts prioritized collaboration, transparency, and education, with the understanding that local governments would be essential partners in shaping the updated ECOS Plan's Regional FLU Map.

During this phase CCRPC staff attended or hosted over 150 meetings and events across Chittenden County including:

- 27 legislative body meetings
- 37 planning commission meetings
- 16 public facing events
- 11 focus groups (most geared towards hearing from Environmental Justice Focus Populations)

CCRPC also utilized an online map viewer with a comment function in order to allow members of the public to comment on the draft Regional Future Land Use Map.

CCRPC emphasized accountability and transparency during this round of engagement. A final summary of outreach efforts, outstanding tensions related to the draft Regional FLU Map, and staff recommendations to revise the draft Regional FLU Map were delivered to the Long-Range Planning Committee in Summer 2025.

CCRPC also engaged with several municipal planning commissions and selectboards in the winter of 2025-2026 in response to the LURB's preapplication comments and comments received during CCRPC's first public hearing in January 2026. This additional level of coordination with municipalities provided an opportunity to strengthen alignment between local, regional, and state planning goals in the ECOS Plan, particularly focused on future land use.

For more detailed information, please see Supplement 1: Engagement Process.

## **NEW TIER 1B REQUESTS**

With this application, CCRPC is requesting Tier 1B area approvals for the following municipalities:

- Bolton
- Burlington
- Essex Junction
- Hinesburg
- Jericho
- Milton
- Richmond
- Shelburne
- South Burlington
- Westford (partial)
- Williston
- Winooski (partial)

These Tier 1B area requests are documented in the attached memo.

## PART A – CONSISTENCY WITH STATE PLANNING GOALS

Per 24 V.S.A. § 4348(h)(4), for the Land Use Review Board to issue a determination of plan compliance, it must find that the plan is consistent with the State planning goals as established in 24 V.S.A. § 4302. Describe plan compliance below.

In this section, please provide detailed information about how the plan meets the general and specific goals outlined in 24 V.S.A. § 4302(b) and § 4302(c).

### 4302(b) – GENERAL GOALS

- (1) To establish a coordinated, comprehensive planning process and policy framework to guide decisions by municipalities, regional planning commissions, and State agencies.
- (2) To encourage citizen participation at all levels of the planning process, and to assure that decisions shall be made at the most local level possible commensurate with their impact.
- (3) To consider the use of resources and the consequences of growth and development for the region and the State, as well as the community in which it takes place.
- (4) To encourage and assist municipalities to work creatively together to develop and implement plans.

Page numbers: Chapter 1: Introduction (pp. 8-14), Chapter 18: Stewardship, Implementation, and Monitoring (pp. 167-169), Supplement 1: Public Process, Chapter 2: Ecological Systems (pp. 43-49); Chapter 5: Land Use (pp. 63-80); Chapter 13: Infrastructure & Facilities (pp. 142-150), Chapter 1: Equitable Planning Practices (pp. 37-41).

Narrative:

**(1)** The ECOS Plan explicitly takes a comprehensive approach that weaves together interconnected issues to help the region evolve in ways that promote livability, economic prosperity, and sustainability. Each chapter includes a summary of key issues and trends, and goals and actions identified through community engagement which helps the plan serve as a guide for decisions by municipalities, CCRPC, state agencies, and partner organizations, all of whom were involved in the plan's development.

**(2)** The ECOS Plan update used a robust, multi-phased public engagement process, prioritizing historically underrepresented communities. During two rounds of public engagement CCRPC hosted over 150 meetings and events with municipal bodies, focus groups, and the general public, including targeted sessions with Environmental Justice Focus Populations and multilingual communities. Engagement methods included surveys, outreach at community events, and stipends to compensate participants for their time. Supplement 1 documents this process in detail. Decision-making authority remains grounded at the municipal level, with CCRPC providing regional coordination and ensuring consistency with state planning goals.

**(3)** The ECOS Plan integrates goals and actions about land use, natural resources, housing, and infrastructure planning to balance growth with resource conservation. The plan's key future land use goal is to direct 90% of development to areas planned for growth which protects working lands and ecological systems. The plan looks at cross-municipal issues and their impacts, including flood risk, water quality, and forest fragmentation (Chapters 2 and 5). Chapter 13 addresses the long-term costs of infrastructure expansion and prioritizes investments in compact growth areas to reduce environmental and fiscal impacts. The Environmental Benefits & Burdens Analysis (Supplement 3) further informs decision-making, and highlights the potential environmental justice challenges and opportunities that come from development. CCRPC also fulfills its statutory responsibility of reviewing Act 250 and Section 248 applications for conformance with the regional plan.

**(4)** The CCRPC plays an important role in fostering municipal collaboration through region-wide projects and studies, joint planning, data sharing, and technical assistance. One example of this is helping advance the regional housing targets, which are assigned to municipalities but advanced in service of a regional goal. CCRPC also facilitates inter-municipal projects (e.g., transportation corridor planning, regional transportation safety, watershed planning) and provides tools such as the [Engagement Database](#) and [Community Network Map](#) to support local planning.

#### 4302(c) – SPECIFIC GOALS

**Goal 1: To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.**

- (A) Intensive residential development should be encouraged primarily in downtown centers, village centers, planned growth areas, and village areas as described in section 4348a of this title, and strip development along highways should be avoided. These areas should be planned so as to accommodate a substantial majority of housing needed to reach the housing targets developed for each region pursuant to subdivision 4348a(a)(9) of this title.
- (B) Economic growth should be encouraged in locally and regionally designated growth areas, employed to revitalize existing village and urban centers, or both.
- (C) Public investments, including the construction or expansion of infrastructure, should reinforce the planned growth patterns of the area.
- (D) Development should be undertaken in accordance with smart growth principles as defined in subdivision 2791(13) of this title.

Page numbers: Chapter 5: Land Use (pp. 63-80); Chapter 8: Housing (pp. 100-115); Chapter 13: Infrastructure and Facilities (pp. 142-150)

Narrative:

The ECOS Regional Plan prioritizes compact development that promotes livability, economic growth, efficient provision of public services, and smart growth principles. The ECOS plan does this by defining “Areas Planned for Growth” and including the following goal: *Focus 90% of development in areas planned for growth (Downtown Centers, Village Centers, Planned Growth Areas, Village Area, and Transition), in order to maintain a settlement pattern of compact centers surrounded by rural countryside.*

The *Future Land Use Map* (p. 74) identifies these centers and growth areas as the primary locations for new development, while rural and conservation areas are maintained for working lands, forests, and natural resource protection. Centers and growth areas are also planned to accommodate a substantial majority of new housing needed to meet regional and municipal housing targets. Supplement 7 describes the methodology used to disaggregate regional targets by municipality, ensuring that growth areas have sufficient land, infrastructure, and zoning capacity to meet 2030 and 2050 housing targets.

**(A)** The ECOS Plan directs housing growth to designated centers where infrastructure already exists, avoiding strip and scattered highway development.

- **Goal (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.*” (p. 100)
- **Action 8.3.a: Building Homes Together and Regional Housing Targets** | “*Work with partners to facilitate new home construction to achieve the regional housing targets. New homes should be primarily located*

*in areas planned for growth. Build cross-sector and public support for housing development in areas planned for growth.” (p.113)*

**(B)** The ECOS Plan aligns economic development with well-planned growth, emphasizing that compact centers and downtowns are essential to the region’s prosperity.

- **Economy Chapter:** *“Protecting the character of rural areas and downtown/village spaces must be part of economic development efforts. Downtowns, growth centers, and village centers (dense, livable areas) create places where workers can live close to their jobs, and where many businesses can thrive. These are significant economic drivers.” (p.128)*
- **Action 13.1: Infrastructure and Resilience** | *“Actively participate in the planning, funding, and construction of infrastructure projects needed to strengthen the regional economy. Projects should support equity, smart growth principles, housing target achievement, and economic resilience in response to climate change and other disasters.” (p.149)*

**(C)** Infrastructure, facility, and transportation investments are intentionally focused in areas planned for growth, ensuring that public spending supports compact settlement rather than sprawl.

- **Goal (Infrastructure):** *“Advance infrastructure and facilities that support Centers, Planned Growth Areas, and Village Areas while protecting ecological systems.” (p.142)*
- **Action 5.1.a: Support Centers and Neighborhoods** | *“Invest in wastewater, water, and stormwater infrastructure, energy systems (e.g., transmission, distribution, storage, and generation), urban forestry, brownfields assessment and remediation, and transportation infrastructure (prioritizing bicycles, pedestrians, and public transit) in areas currently developed and/or planned for growth. See Chapter 1: Planning Practices.” (p. 78)*

**(D)** The ECOS Plan explicitly integrates Vermont’s Smart Growth Principles by promoting compact, mixed-use development, prioritizing infill and redevelopment, encouraging transportation choice, and linking public investment to designated centers. These principles are embedded across the Land Use, Housing, Transportation, and Infrastructure chapters.

Together, these policies and actions ensure that the ECOS Plan fully addresses State Planning Goal 1. Growth is concentrated in compact, well-served areas; rural and working lands are kept open and often conserved; economic and infrastructure investments reinforce these patterns; and smart growth principles guide all future development decisions.

**Goal 2: To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.**

*Page numbers:* Chapter 10: Economy (pp. 126–131); Chapter 11: Household Finance (pp. 122–135); Chapter 13: Infrastructure & Facilities (pp. 142–150)

*Narrative:*

The goals and actions of the ECOS Regional Plan are closely aligned with the West Central Vermont Comprehensive Economic Development Strategy (CEDS), which was co-developed and adopted by regional planning commission (RPC) and regional development corporation (RDC) partners in Addison, Chittenden, Rutland, Washington, and Orange Counties. This collaboration builds regional capacity and guides economic prosperity, resilience, and well-being for residents across the broader region. Through this partnership, the CCRPC advances Goal 2 by fostering a resilient, inclusive, and sustainable economy that supports high-quality jobs while maintaining environmental integrity.

The ECOS Plan emphasizes economic diversification, workforce development, and equitable access to employment. Economic development policies are coordinated with land use and transportation planning to ensure that growth strengthens downtowns and village centers, protects natural resources, and promotes climate resilience.

**Key Goals and Actions that Advance State Planning Goal 2:**

- **Goal (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.” (p.126)*
- **Goal (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.” (p.132)*
- **Action 10.9: Job Creation and Business Development** | *“Support job retention and growth at existing high-wage employers, expand economic diversification, and create a supportive ecosystem for entrepreneurs to create and grow businesses in the region.” (p.130)*
- **Action 10.11: Brownfields** | *“Continue to seek funding from the U.S. EPA to support brownfield assessment, site planning, and cleanup in Chittenden County and/or the broader West Central Vermont region.” (p.131)*
- **Action 10.4: Hiring, Workforce Development, and Retention** | *“Work with partners to create and support trainings to help employers better understand the needs of immigrant, refugee, and BIPOC workers. Build relationships with underrepresented communities to better understand how to develop ways to meet workforce development needs and retention strategies. Determine ways to reduce language barriers to workforce entry.” (p.130)*
- **Action 13.1: Infrastructure and Resilience** | *“Actively participate in the planning, funding, and construction of infrastructure projects needed to strengthen the regional economy. Projects should support equity, smart growth principles, housing target achievement, and economic resilience in response to climate change and other disasters.” (p.149)*

The ECOS Plan addresses the full intent of State Planning Goal 2 by linking economic vitality with social equity and environmental responsibility. Through partnerships like the CEDS, focused investment in high-wage sectors, redevelopment of underutilized sites, and workforce inclusion efforts, the plan advances a diverse, sustainable regional economy. Economic growth strategies are aligned with compact land use, environmental stewardship, and equitable access to opportunity promoting prosperity for all residents while maintaining Vermont’s high environmental standards.

**Goal 3: To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.**

Page numbers: Chapter 10: Economy (pp. 126–131); Chapter 11: Household Finance (pp. 132–135); Chapter 16: Civic Engagement (pp. 161-163); Chapter 17: Social Connectedness (pp. 164–166); Chapter 2: Equitable Planning Practices (pp. 37-41)

Narrative:

Chittenden County’s prosperity depends on helping all residents have access to educational and vocational training opportunities. The ECOS Plan emphasizes workforce development, lifelong learning, and civic engagement as essential strategies to strengthen the region’s economic base and advance equity. The ECOS Plan also identifies educational infrastructure in the region, including the two Career and Technical Education Centers providing vocational training opportunities.

**Following are key ECOS Plan goals that provide a basis for promoting education and training opportunities that advance state planning goal 3:**

- **Goal (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.” (p.126)*
- **Goal (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.” (p.132)*
- **Civic Engagement:** *“Foster trust in local and regional government and find ways for Chittenden County community members to have influence in political and nonpolitical decisions that affect their lives, neighborhoods, and communities.” (p. 143)*

**Several actions throughout the plan help the region move toward these goals, including the following:**

- **Action 10.1.e: Develop Partnerships that Build Pathways to Promising Careers** | *“Facilitate connection-building across public and private labor force stakeholders to improve workforce training and education alignment, and collaboration at the regional level in cooperation with Greater Burlington Industrial Corporation (GBIC). Support access to Career and Technical Education opportunities to help meet needs in key sectors.” (p. 129)*
- **Action 17.1.4: Childcare** | *“Support organizations that offer dynamic and equitable youth community programming.” (p.148)*
- **Action 10.4: Hiring, Workforce Development, and Retention** | *“Work with partners to create and/or support trainings to help employers better understand the needs of immigrant and refugee communities and BIPOC workers. Build relationships with employees from underrepresented communities to better understand how to develop ways to meet workforce development needs and retention strategies. Determine ways to remove language barriers to workforce entry.” (p.130)*
- **Action 16.1: Civics Training** | *“Provide accessible and equity-oriented leadership development training for all civic leaders, to increase knowledge about, and encourage service on boards and commissions.” (p.162)*

These actions blend formal workforce development with civic education, career and technical education, and youth engagement. By addressing barriers such as language access, representation, and financial insecurity, the ECOS Plan advances Goal 3.

**Goal 4: To provide for safe, convenient, economic, and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.**

- A) Highways, air, rail, and other means of transportation should be mutually supportive, balanced, and integrated.**

Page numbers: Chapter 7: Transportation (pp. 91-99); Chapter 6: Energy (pp. 81-90); Supplement 5 – Metropolitan Transportation Plan

Narrative:

In addition to being a regional planning commission, CCRPC serves as Vermont’s only Metropolitan Planning Organization (MPO). An MPO is a federally created entity, supported by state and local governments, and is designed to carry out the transportation planning process in Chittenden County. As an MPO, CCRPC is required to develop a Metropolitan Transportation Plan, which is incorporated by reference into the ECOS plan as Supplement 5. This plan advances Goal 4, as well as other state planning goals, because transportation in Chittenden County is planned as a multimodal system that reduces reliance on single-occupancy vehicles, supports compact land use, and addresses climate, health, and equity outcomes. The ECOS Plan prioritizes

investment in transit, walking, biking, and transportation demand management, while maintaining highway, rail, and air systems as integrated components of a balanced network.

**Following are some key ECOS Plan goals that advance state planning goal 4:**

- **Goal (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.” (p.91)*
- **Goal (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.” (p.71)*

**(A)** The ECOS Plan emphasizes a balanced, multimodal transportation system where highways, transit, rail, air travel, and active transportation are planned in coordination. Regional actions include maintaining efficient highway corridors while investing in public transit to reduce congestion, upgrading rail infrastructure for both passenger and freight, and supporting Burlington International Airport as a key regional hub. These modes are integrated through strategies such as park-and-ride facilities, transit connections to employment centers, and the Regional Active Transportation Plan.

**Several actions throughout the plan help the region move toward these goals, including the following:**

- **Action 7.8.a: Triple transit ridership by 2050** | *“Increase investment in GMT transit services and explore microtransit opportunities in the county.” (p.98)*
- **Action 7.8.a: Improve Active Transportation** | *“Expand walking and biking infrastructure to support active transportation and improve interconnection with the region’s transit system. Implement strategies, projects, and priorities identified in the 2022 Chittenden County Active Transportation Plan to provide safe and efficient facilities to connect common origins and destinations.” (p.99)*
- **Action 7.8.c: Promote Transportation Demand Management** | *“Promote and support the Go! Vermont program that links travelers to a variety of transportation resources and choices. Support the continued development and expansion of Chittenden County park-and-ride facilities as recommended in the 2022 Regional Park-and-Ride Plan.” (p.99)*
- **Action 7.9: “Support and enhance regional rail infrastructure** for passenger and freight. Promote the upgrade of the Essex Junction to Burlington line (Winooski branch). Where needed, provide additional rail infrastructure to support safer, more efficient movement, handling, and storage of goods.” (p.99)

**Goal 5: To identify, protect, and preserve important natural and historic features of the Vermont landscape, including:**

- A) significant natural and fragile areas;**
- B) outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands;**
- C) significant scenic roads, waterways, and views;**
- D) important historic structures, sites, or districts, archaeological sites, and archaeologically sensitive areas.**

Page numbers: Chapter 2: Ecological Systems (pp. 42-49); Chapter 3: Watershed Health (pp. 50-56); Chapter 15: Scenic, Recreational, and Historic Resources (pp. 153-160)

Narrative:

The ECOS Plan advances this state planning goal by integrating goals and actions that protect natural and fragile areas, conserve water resources, safeguard scenic assets, and honor historic and cultural heritage. Through its land use policies, resource management strategies, and targeted actions, the plan ensures these features are preserved while supporting sustainable growth and development. Chapter 15, Scenic, Recreational, and Historic

Resources, has been substantially updated to connect these assets more strongly to community development, describe the county’s many assets, and describe the ways that CCRPC works with municipal partners to protect and preserve these resources.

**Following are some key ECOS Plan goals that advance state planning goal 5:**

- **Goal (Ecological Systems):** “Conserve, protect, and improve air quality, water quality and quantity, and the health of native species and habitats.” (p.42)
- **Goal (Watershed Health):** “Improve the safety, water quality, and habitat of rivers, streams, wetlands and lakes in each Chittenden County watershed.” (p.50)
- **Goal (Scenic, Recreational, and Historic Resources):** “Conserve and protect valued scenic, recreational, and historic areas and resources.” (p.153)

**Several actions throughout the plan help the region move toward these goals, including the following:**

**(A) Action 2.1: Habitat Preservation** | “Protect forest blocks, wildlife connectivity resources and crossings, surface waters, riparian areas and other significant habitats (e.g. wetlands) from development and fragmentation; and promote vegetative landscaping in urban areas to maintain natural habitats, natural stormwater management, water quality, air quality, carbon sequestration and cultural heritage.” (p.48)

**(B) Action 3.1.f: Tactical Basin Planning** | “Participate in developing and implementing the Lamoille (Basin 7), Winooski (Basin 8), and Northern Lake Champlain Direct Drainages (Basin 5) Tactical Basin Plans. CCRPC will work with the state, municipalities, and other partners to address river hazard protection, flood resiliency, and water quality through these plans, including prioritizing projects for funding.” (p.55)

**(C) Action 15.6: Tourism** | “Cooperate with partners, including the Vermont Convention Bureau, local chambers of commerce and downtown organizations, the Vermont Outdoor Recreation Economic Collaborative, and Lake Champlain Byway to support growth of the tourism industry.” (p.159)

**(D) Action 15.1.f: Cultural Site Documentation and Protection** | “Support Indigenous-led documentation and protection of sacred and cultural sites, with respect for community control over sensitive information.” (p.158)

**(E) Action 15.2: Scenic Resources** | “Work with municipal partners to specifically identify scenic resources, including scenic views and scenic roads, for inclusion in municipal and regional planning efforts. Provide support to municipalities that choose to develop regulations to protect these specifically identified resources. Work with municipalities to ensure that protection of scenic resources does not have an exclusionary effect.” (p.158)

**Goal 6: To maintain and improve the quality of air, water, wildlife, forests, and other land resources.**

- A) Vermont’s air, water, wildlife, mineral, and land resources should be planned for use and development according to the principles set forth in 10 V.S.A. § 6086(a).**
- B) Vermont’s water quality should be maintained and improved according to the policies and actions developed in the basin plans established by the Secretary of Natural Resources under 10 V.S.A. § 1253.**
- C) Vermont’s forestlands should be managed so as to maintain and improve forest blocks and habitat connectors.**

Page numbers: Chapter 2: Ecological Systems (pp. 42-49); Chapter 3: Watershed Health (pp. 50-56); Chapter 4: Working Lands (pp. 57-62); Chapter 6: Energy (pp. 81-90);

Narrative:

The ECOS Plan advances this state planning goal by prioritizing conservation and sustainable management of air, water, wildlife, and forests, guided by state policy frameworks and scientific assessments. Through land use strategies, tactical basin planning, and habitat protection, the plan safeguards these resources and enhances them for long-term ecological and community health.

**Following are some key ECOS Plan goals that advance state planning goal 5:**

- **Ecological Systems** *“Conserve, protect, and improve air quality, water quality and quantity, and the health of native species and habitats.” (p.42)*
- **Watershed Health:** *“Improve the safety, water quality, and habitat of rivers, streams, wetlands and lakes in each Chittenden County watershed.” (p.50)*
- **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.” (p.57)*

**Several actions throughout the plan help the region move toward these goals, including the following:**

**(A) Action 2.1: Habitat Preservation** | *“Protect forest blocks, wildlife connectivity resources and crossings, surface waters, riparian areas and other significant habitats (e.g. wetlands) from development and fragmentation; and promote vegetative landscaping in urban areas to maintain natural habitats, natural stormwater management, water quality, air quality, carbon sequestration and cultural heritage. This work should focus on the broader concept of the pattern of forest cover, rather than core forest areas to avoid isolating forest blocks and losses in biodiversity.” (p.48)*

**(B) Action 2.2: Inventory and Planning** | *“Over the coming years, CCRPC will work with municipalities to be compliant with this statutory requirement, as well as the conserved lands inventory and conservation plan currently in development under the Community Resilience and Biodiversity Protection Act of 2023 (Act 59),” by taking actions related to inventories and mapping and municipal and regional planning. (p. 48)*

**(C) Action 3.1.f: Tactical Basin Planning** | *“Participate in developing and implementing the Lamoille (Basin 7), Winooski (Basin 8), and Northern Lake Champlain Direct Drainages (Basin 5) Tactical Basin Plans. CCRPC will work with the state, municipalities, and other partners to address river hazard protection, flood resiliency, and water quality through these plans, including prioritizing projects for funding.” (p.55)*

**(D) Action 2.3: Municipal Development Review Regulations** | *“Help municipalities create clear development regulations and definitions to protect ecological and habitat resources without having an exclusionary effect on current and future residents. Example measures may involve limiting intrusions to interior forest and connectivity blocks or maintaining vegetative cover and larger culverts around wildlife road crossings.” (p.48)*

The ECOS Plan includes maps that support this goal, particularly:

- **Future Land Use Map:** showing areas designated for growth and rural conservation, which directly impacts forest, water, and wildlife resources. (p.67)
- **Forest Block & Wildlife Habitat Maps:** illustrating river corridors, wetlands, floodplains, and habitat blocks/connectors and identifying priority areas for preservation and management, consistent with Vermont Conservation Design. (p.47)
- **Conserved Areas Map:** Showing existing the region’s existing conserved lands by type. (p. 46).

In addition, to highlight species-level natural resources alongside landscape-scale resources, the plan includes a discussion of Rare and Irreplaceable Natural Areas and Significant Natural communities (p. 44).

**Goal 7: To make efficient use of energy, provide for the development of renewable energy resources, and reduce emissions of greenhouse gases.**

- A) General strategies for achieving these goals include increasing the energy efficiency of new and existing buildings; identifying areas suitable for renewable energy generation; encouraging the use and development of renewable or lower emission energy sources for electricity, heat, and transportation; and reducing transportation energy demand and single occupancy vehicle use.**
- B) Specific strategies and recommendations for achieving these goals are identified in the State energy plans prepared under 30 V.S.A. §§ 202 and 202b.**

*Page numbers:* Chapter 6: Energy (pp. 81-90); Supplement 6: Enhanced Energy Plan

*Narrative:*

The ECOS Plan advances this state goal by promoting energy efficiency, renewable energy generation, and greenhouse gas reductions, consistent with Vermont’s Comprehensive Energy Plan and Global Warming Solutions Act. It integrates Just Transitions principles to ensure equitable access to the benefits of decarbonization and energy investments. Supplement 6 provides the technical foundation, with detailed data, targets, and maps on energy use and renewable potential.

**Several actions throughout the plan help the region move toward these goals, including the following:**

- (A)**
  - **Action 6.1.a: Energy Planning Assistance** | *“Provide technical assistance to municipalities when requested to enhance comprehensive plans consistent with Act 174 standards, and thereby enable municipalities to gain substantial deference in the Certificate of Public Good Section 248 process. This assistance will include working with municipalities to identify natural, cultural, historic, or scenic resources to be protected from all development, and to identify preferred locations for renewable energy generation facilities.” (p.79)*
  - **Action 6.2.a: Weatherization** | *“Continue partnerships with VGS, Burlington Electric, Efficiency Vermont, and the Champlain Valley Office of Economic Opportunity Weatherization Assistance Program to promote weatherization and energy efficiency programs and incentives for homes and businesses.” (p.88)*
- (B)**
  - **Action 6.4.a: Diversify Electricity Sources** | *Support a wide variety of renewable energy generation types, including storage, sustainable uses of biomass for heating (see Action 1.f. in Working Lands), passive solar building design, bio-digesters for electricity generation, photovoltaic solar, wind turbines, and optimize the energy potential for existing hydro-electric dams.” (p.89)*
  - **Action 6.3.a: Transportation Fuel Switching** | *“Promote a shift away from gas/diesel vehicles to vehicles powered by lower carbon fuel sources.” (p.89)*
  - **Action 6.6.a: Renewable Energy and Renewable Electricity Generation Target** | *“CCRPC supports generating new renewable energy in the county to meet Vermont’s Global Warming Solutions Act requirements, and the Comprehensive Energy Plan’s goal of using 90% renewable energy by 2050, in a manner that is cost effective, respects the natural environment, does not unfairly burden low-income communities with the impact of development, complies with CCRPC’s Siting and Suitability Policies, and is resilient to a changing climate. Specifically, Chittenden County currently generates 606,554 megawatt-hours (MWh) of renewable electricity annually and has 2050 target of 954,833 MWh of electricity generated annually as a part of our renewable energy goal. Meeting this target will require 348,279 MWh more in-region electricity generation (a 57%, increase from 2022). The renewable electricity target is technology neutral and can be met with any mix of technologies.” (p.90)*

**Maps**

- **Supplement 6 Enhanced Energy Maps:** show preferred and unsuitable locations for renewable energy generation (solar, wind, hydro, biomass).

- **Future Land Use Map:** integrates land use with energy siting considerations to promote compact development and avoid sprawl that drives up energy demand.

Supplement 6, adopted as the region’s Enhanced Energy Plan, provides the methodology, maps, and targets necessary to demonstrate compliance with Vermont’s statutory energy planning requirements. It establishes regional and municipal-level energy use baselines, sets renewable generation targets, and identifies preferred and unsuitable locations for renewable projects. Together with the actions outlined in Chapter 6, the supplement ensures that CCRPC’s plan meets state planning goals by providing a data-driven pathway to reduce greenhouse gas emissions, expand renewable energy generation, and promote efficient energy use.

**Goal 8: To maintain and enhance recreational opportunities for Vermont residents and visitors.**

- A) Growth should not significantly diminish the value and availability of outdoor recreational activities.**
- B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.**

*Page numbers:* Chapter 2: Ecological Systems (pp.42-49); Chapter 15: Scenic, Recreational, and Historic Resources (pp. 153-160)

Narrative:

The ECOS Plan advances this state planning goal by addressing access to outdoor recreation, trails, greenways, and public lands. The plan recognizes the economic, health, and cultural value of recreation. The plan also highlights the importance of equitable access to recreation for residents of all ages, abilities, and income levels.

**Several actions throughout the plan help the region move toward these goals, including the following:**

- (A)**
  - **Action 15.7: Outdoor Recreation Economy** | *“Collaborate with the Vermont Outdoor Recreation Economic Collaborative, Vermont Trails and Greenways Council, and regional recreation collaboratives led by the regional planning commissions to further the economic interests of the outdoor recreation economy.” (p.159)*
- (B)**
  - **Action 15.3: Public Spaces** | *“Support the establishment and maintenance of public spaces, including parks, green spaces, recreation centers, and public gardens, to improve community health and social connectedness. (See Action 1.a in Health). Support efforts to make these spaces more inclusive and accessible to people with all backgrounds, incomes, physical abilities, and levels of experience with outdoor activities.” (p.158)*
  - **Action 15.4: Access** | *“Encourage public and private actions to increase access to land for recreational, educational, and cultural activities.” (p.158)*

The ECOS Plan integrates recreational access into land use, health, and cultural strategies, so that opportunities to enjoy Vermont’s outdoors remain abundant and accessible. These actions can be pursued through partnerships with municipalities, state agencies, and non-profits.

**Goal 9: To encourage and strengthen agricultural and forest industries.**

- A) Strategies to protect long-term viability of agricultural and forestlands should be encouraged and should include maintaining low overall density.**
- B) The manufacture and marketing of value-added agricultural and forest products should be encouraged.**
- C) The use of locally-grown food products should be encouraged.**
- D) Sound forest and agricultural management practices should be encouraged.**

**E) Public investment should be planned so as to minimize development pressure on agricultural and forest land.**

Page numbers: Chapter 4: Working Lands (pp. 57-62)

Narrative:

The ECOS Plan advances this state planning goal by prioritizing the protection and sustainable use of farmland and forests, supporting farm and forest economies, and planning for development that does not compromise long-term viability. It connects local agriculture and forestry to food security, climate resilience, and renewable energy, while discussing equity in land access and the future of working lands.

**Several actions throughout the plan help the region move toward these goals, including the following:**

- (A)
- **Action 4.1.1: Working Lands Implementation** | *“Increase investment in and decrease subdivision of working lands and significant wildlife habitats. Protect farmland and forestland and support existing and new operations.” (p.61)*
- (B)
- **Action 4.1.g: Biomass Energy Potential** | *“Support the harvesting of biomass in Chittenden County, when sustainably harvested, for uses such as combined heat and power, which will support the viability of the forestry industry and move the region toward the energy goals discussed in the Enhanced Energy Plan.” (p.62)*
- (C)
- **Action 4.1.b: Regenerative Farming** | *“Support efforts to implement regenerative and biodynamic farming and widespread small-scale food production in urban and small-lot rural residential areas, to help make local food systems more accessible and resilient to climate change. Discourage the use of pesticides and chemical fertilizers.” (p.61)*
- (D)
- **Action 4.1.c: Forest Economy** | *“Cooperate with stakeholders to implement projects and actions intended to strengthen the forest economy as identified in the 2017 Vermont Forest Action Plan and the Vermont Forest Sector Systems Analysis.” (p. 61)*
- (E)
- **Action 4.1.d: Municipal Development Regulations** | *“Help municipalities create clear development regulations and definitions of working lands to be protected. Maintain access to and scale of working lands to support viability after subdivision in the rural landscape. This may include protection of log landings of previously logged forested parcels, zoning techniques such as fixed area ratios, which separate lot size from residential density, and conservation zoning and homeowners association bylaws that allow for farming on the open space lots and in urban spaces.” (p. 61)*

**Maps**

- **Future Land Use Map:** identifies Rural Conservation areas and areas planned for growth, reducing development pressure on farmland and forestland.
- **Forest Blocks and Wildlife Habitat:** shows forest blocks, and connectivity resources to guide conservation and sustainable management. (p. 47)

By aligning with the Vermont Farm to Plate Strategic Plan, the Vermont Forest Action Plan, and initiatives to expand land access, the ECOS Plan provides a guide for sustaining agriculture and forestry. These policies and actions will support working lands that will continue to provide food, fiber, energy, ecological benefits, and cultural value while remaining resilient to development pressure and climate change.

**Goal 10: To provide for the wise and efficient use of Vermont’s natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.**

Page numbers: Chapter 4: Working Lands (pp.57-62); Chapter 5: Land Use (pp. 63-80)

Narrative:

The ECOS Plan advances this state planning goal by balancing the need for local earth resources with the protection of environmental quality. Policies and actions emphasize that mineral extraction and processing facilities must be planned and managed in accordance with state and local regulations, ensuring public safety and environmental integrity. Actions also direct operators to minimize transportation impacts on roads, bridges, and neighborhoods; reduce adverse effects on water quality, wildlife habitat, and adjacent land uses; and provide appropriate screening to preserve scenic quality. Importantly, the plan calls for reclamation of extraction sites so that slopes are stable and revegetated with native species, restoring ecological and visual qualities after operations cease.

**Key Actions include:**

- **Action 4.2: Earth Resource Extraction** | *“Mineral extraction and processing facilities, including smaller private extraction operations existing to support agricultural operations, should be planned, constructed, and managed in accordance with state and local regulations.” (p.62)*
- **Action 4.2.a: Minimize Transportation Impacts** | *“Avoid placing an excessive or uneconomic burden on local and state highways and bridges, including but not limited to the function and safety of existing roads and bridges serving the project site; strain from heavy loads on roadbeds and bridges; conflicts with pedestrians or bicyclists; and increased heavy traffic in dense residential areas.” (p.62)*
- **Action 4.2.b: Minimize Land Impacts** | *“Minimize adverse effects on water quality, fish and wildlife habitats, human health, and adjacent land uses.” (p. 62)*
- **Action 4.2.c: Reclamation** | *“Plan for eventual rehabilitation of extraction sites so that slopes are stable and surfaces are revegetated with native species to support biodiversity. Maintain topsoil at sites, and ensure that excavations stop early enough in order to establish stable slopes on the property.” (p.62)*
- **Action 4.2.d: Screening** | *“Screen extraction sites to the extent practical if topography and vegetation allow.” (p.62)*

By requiring intentional siting, management, and reclamation of earth resource activities, the ECOS Plan encourages extraction to occur only when it contributes to regional development needs without compromising water quality, wildlife habitat, or the aesthetic values that define Vermont’s landscape.

**Goal 11: To ensure the availability of safe and affordable housing for all Vermonters.**

- (A) **Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate income, and consistent with housing targets provided for in subdivision 4348a(a)(9) of this title.**
- (B) **New and rehabilitated housing should be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.**
- (C) **Sites for multi-family and manufactured housing should be readily available in locations similar to those generally used for single-family dwellings.**
- (D) **Accessory dwelling units within or attached to single-family residences that provide affordable housing in close proximity to cost-effective care and supervision for relatives, elders, or persons who have a disability should be allowed.**

Page numbers: Chapter 8: Housing (pp. 100-115); Chapter 13: Infrastructure and Facilities (pp. 142-150)

Narrative:

**(A)** The ECOS Plan sets housing targets and calls for accommodating a substantial majority of new units in downtown centers, village centers, planned growth areas, and village areas. Chapter 8 emphasizes the need for diverse housing types, affordability levels, and tenures to serve a range of incomes, with particular focus on low- and moderate-income households. These initiatives are aligned with state housing targets established under 24 V.S.A. § 4348a(a)(9).

**Example Actions:**

- **Action 8.1.e: Inclusive Communities** | *“Integrate a variety of housing types for all income levels for new/infill housing projects throughout the county, to provide for different incomes and access to jobs and services. Adopt inclusionary zoning requirements, or other incentive programs, to serve all needs.”* (p. 112)
- **Action 8.2.d: BIPOC and New American Homeownership** | *“Work with partners to create BIPOC and New American-specific financing for homeownership, and/or the creation of a state program to support this type of financing. Support advancement of down payment assistance programs.”* (p. 113)

**(B)** The plan prioritizes new and rehabilitated housing in centers, village areas, and planned growth areas where water, wastewater, stormwater, and transportation infrastructure already exist. Chapter 13 outlines coordination of public facility investment with housing development. The plan also supports a statewide rental registry and safety inspection program to ensure housing quality and calls for rehabilitation and preservation of existing mobile home parks and other affordable housing stock.

**Example Actions:**

- **Action 8.1.f: Rental Registry** | *“Support a statewide rental housing safety inspection process and rental registry; while retaining existing municipal rental registry programs as is.”* (p. 112)
- **Action 8.2.g: Housing Preservation** | *“Take steps to preserve existing affordable housing from being converted to market rate housing and continue to encourage shared equity for new-owner homes. Provide technical assistance to municipalities that choose to regulate short-term rentals. Provide technical assistance and project management to support the preservation of, and reinvestment in, existing mobile home parks. Encourage rehabilitation and maintenance of existing housing stock (including weatherization – see Action 6.2.a in Energy).”* (p. 113)
- **Action 8.1.i: Research Limitations on Development** | *“Research the nature and extent of deed restricted residential properties in Chittenden County to understand how they may impact the availability of land for infill and other development, especially within areas planned for growth.”* (p. 112)

**(C)** The Housing and Land Use chapters encourage multi-family, manufactured housing, and infill development in areas generally used for single-family dwellings, provided they are within areas planned for growth. Possible municipal efforts described in the Housing Chapter include zoning reforms, density increases, and streamlining development review processes to reduce barriers to multi-family and manufactured housing. The plan explicitly supports preservation and reinvestment in mobile home parks as critical affordable housing resources.

**Example Actions:**

- **Action 8.1.a: Reduce Regulatory Redundancies** | *“End duplication of review between Act 250, state agencies, and municipalities in Downtown Centers, Village Centers, Planned Growth Areas, and Village Areas (Tier 1A and Tier 1B eligible areas).”* (p. 112)
- **Action 8.1.b” Regulatory Updates and Alignment** | *“Focus efforts on creating conditions to achieve 90% of the regional housing target in areas planned for growth. Improve permitting predictability for well-planned projects in Downtown Centers, Village Centers, Planned Growth Areas, and Village Areas. Eliminate the ability to deny applications for housing development at the municipal level based on the*

*“character of the area” criterion in 24 V.S.A. §4414. Explore ways to improve Vermont’s appeals system to make sure the appeals process for housing is expeditious and fair.” (p.112)*

**(D)** Municipalities across Chittenden County have adopted policies and bylaws enabling accessory dwelling units (ADUs) where there are single-family residences. Chapter 8 highlights ADUs as an important tool to increase affordable housing options for elders, people with disabilities, and family care arrangements. These units provide low-cost housing in established neighborhoods with access to transit, services, and community support networks.

**Example Action:**

- **Action 8.2.g: Housing Preservation** | *“Take steps to preserve existing affordable housing from being converted to market rate housing and continue to encourage shared equity for new-owner homes. Provide technical assistance to municipalities that choose to regulate short-term rentals. Provide technical assistance and project management to support the preservation of, and reinvestment in, existing mobile home parks. Encourage rehabilitation and maintenance of existing housing stock (including weatherization – see Action 2.a in Energy).” (p.113)*

Further details on the region’s housing needs can be found in **Supplement 7: Housing Data**. This supplement documents the methodology CCRPC used to disaggregate regional housing targets by municipality, consistent with the requirements of 24 V.S.A. § 4348a(a)(9). It also provides a breakdown housing type, affordability, and size estimates. By combining these analyses with the policies and actions outlined in the Housing chapter, the plan promotes safe and affordable housing for all Vermonters.

**Goal 12: To plan for, finance, and provide an efficient system of public facilities and services to meet future needs.**

- (A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply, and sewage and solid waste disposal.**
- (B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services.**

Page numbers: Chapter 13: Emergency Management (pp. 136–141); Chapter 14: Infrastructure & Facilities (pp. 142–150)

Narrative:

The ECOS Plan advances this state planning goal by outlining policies and actions that plan for Chittenden County’s public facilities and services (including emergency response, schools, water, wastewater, and solid waste) to be coordinated, efficient, and resilient. The Plan emphasizes that growth should be directed to areas where facilities and services already exist, or can be provided cost-effectively, preventing undue burdens on municipalities.

**(A)** The ECOS Plan calls for ongoing investment in public safety, emergency preparedness, and utility infrastructure to meet future needs. Key actions emphasize readiness across fire, police, and EMS, as well as regional collaboration on water, wastewater, and solid waste management.

**Example Actions:**

- **Action 12.1: Preparedness** | *“Assure all municipalities and social service organizations have well-developed emergency preparedness plans.” (p.140)*
- **Action 12.2: Mitigation and Hazard Mitigation Plans** | *Update the Chittenden County All Hazards Mitigation Plan, and related municipal hazard mitigation plans, as needed.” (p.141)*
- **Action 13.1.c: Infrastructure Planning and Construction** | *“Implement regional infrastructure planning and construction projects that support economic development, and housing in areas planned for growth*

(particularly in Tier 1A and 1B areas) in order to achieve regional and municipal housing targets, as outlined in Goal 5 of the West Central Vermont CEDS and Chapter 8: Housing, including the following: Municipal Water and Wastewater, Broadband, Transportation, Electric Vehicle Charging, Electric Transmission and Distribution.” (p. 149)

- **Action 13.2: Solid Waste** | “Support the efforts of Chittenden Solid Waste District and statewide partners to study, identify, and permit an additional solid waste disposal site(s) that can serve northern Vermont.” (p.137)

**(B)** The ECOS Plan directly links growth to infrastructure capacity, so that population and development trends do not exceed the ability of municipalities to provide public facilities and services. This includes planning for shared services and regional coordination.

**Example Actions:**

- **Action 13.5: Multi-jurisdictional services** | “Examine and advance appropriate, efficient, and effective governance structures to deliver improved services, including: Supervisory Unions, Chittenden Solid Waste District, Champlain Water District, Winooski Valley Park District, Green Mountain Transit, Chittenden County Sherriff, Chittenden Unit for Special Investigations, and 911 dispatch.” (p.149)
- **Action 13.1.d: Regional Infrastructure and Resource Mapping** | “Build further understanding of infrastructure needs and opportunities by pursuing a regional wastewater study. Pursue research to better understand groundwater resources and constraints. (p. 149)

**Maps**

- **Future Land Use Map:** shows growth areas aligned with facility and service capacity. (p. 74)
- **Utilities & Facilities Map:** includes schools, libraries, wastewater and water systems, and solid waste facilities. (p. 148)

**Goal 13: To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.**

*Page numbers:* Chapter 11: Household Finance (pp. 132–135); Chapter 10: Economy (pp. 126–131)

***Narrative:***

Childcare is named in the ECOS Plan as essential to both household prosperity and opportunity, and the state’s workforce and economic development. Access to affordable, high-quality care is critical for households and for the regional economy, and the plan highlights ongoing challenges of affordability, availability, and shortages of early childhood educators.

**Key Actions to advance this goal include:**

- **Action 11.3: Childcare** | “Support working families and their young children (especially ages 0 – 5) by fostering adequate access to high quality, affordable early learning and education programs. Work with stakeholders in the childcare field (e.g. Building Bright Futures, existing childcare providers, school districts, etc.) and potential funders (e.g. VCDP, NBRC, and EDA) to identify existing sites that could support childcare facilities (particularly for infant care), and assist with accessing grant/loan funds for costs associated with business start-up, workforce development, and construction. Improve access and funding for pre-kindergarten programs so that children are ready to learn by the time they begin kindergarten. Support early care and education providers as they develop skills and knowledge to care for and educate children. Support increased public investment in childcare and programs designed to provide childcare for students enrolled in post-secondary education (e.g. Child Care Access Means Parents in School Program).” (p. 135)

- **Action 10.4: Hiring Workforce Development, and Retention** | *“Work with partners to create and/or support trainings to help employers better understand the needs of immigrant and refugee communities and BIPOC workers. Build relationships with employees from underrepresented communities to better understand how to develop ways to meet workforce development needs and retention strategies. Determine ways to remove language barriers to workforce entry.” (p.130)*

**\* Goal 14: (14) To encourage flood resilient communities.**

- (A) New development in identified flood hazard and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.**
- (B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.**
- (C) Flood emergency preparedness and response planning should be encouraged.**

*\*This goal is effective until 1/1/28, after which it is replaced with updated language accounting for the forthcoming statewide minimum flood hazard area standards established by rule by the Agency of Natural Resources*

Page numbers: Chapter 3: Watershed Health (pp. 50-56); Chapter 12: Emergency Management (pp. 136-141);

Narrative:

The ECOS Plan makes flood resilience a central priority by discouraging new development in flood prone areas, restoring floodplains and preserving upland forests that absorb floodwaters, and improving preparedness and response to flood emergencies. These strategies reduce risks to people and property while enhancing natural systems that protect the region.

**(A)** The plan emphasizes avoiding growth in flood hazard areas and ensuring that any development that does occur is designed to minimize impacts on flooding and erosion.

**Example Actions:**

- **Action 3.1: Hazard Protection** | *“Develop and implement adaptation strategies to reduce inundation flooding and fluvial erosion hazards while supporting planned growth, evaluate growth in terms of preparedness for a changing climate. Chittenden County and its municipalities will: continue efforts to avoid development in vulnerable areas, including floodplains, river corridors, wetlands, lakeshores and steep slopes; protect people, buildings, and facilities in vulnerable areas where development already exists in order to reduce future flooding and erosion risks; plan for and encourage new development in areas that are less vulnerable to future flood and erosion events; and implement stormwater management techniques to slow, spread, and sink floodwater (see the Non-point Source Pollution section below).” (p.56)*
- **Action 3.1.d: Protect River Corridors Through Regulation** | *“Work with municipalities and ANR to improve bylaws to protect floodplains and river corridor areas not currently protected through implementation of the statewide minimum floodplain management standard, state river corridor permit and municipal delegation contemplated in Act 121 of 2025. Support efforts to build local capacity and knowledge for administration of these regulations.” (p.55)*

**(B)** The plan prioritizes restoring natural systems that provide flood storage and reduce damage during storms, such as floodplains, river corridors, and upland forests.

**Example Actions:**

- **Action 3.1.c: Continue Non-Regulatory Protection of River Corridors** | *“Work with partners to conserve and/or preserve vulnerable areas through public and land trust investments, stream re-buffering, river corridor easements on agricultural lands, river corridor restoration, and culvert and bridge improvements.” (p.55)*

- **Action 3.1.e: Increase Flood Resilience** | *“Support non-regulatory efforts to reduce damage from future floods. This includes: identifying repetitively damaged structures; providing technical and financial assistance to elevate, relocate, or buy out structures; supporting planning and mitigation in mobile home parks vulnerable to flooding; and identifying where flood storage capacity may be restored and conserved.”* (p.55)

(C) The plan highlights the importance of preparedness, coordinated planning, and compliance with state standards to ensure municipalities are ready for future flood events.

**Example Actions:**

- **Action 12.1.c: Local Emergency Management Plans** | *“Assist with annual updates to municipal Local Emergency Management Plan.”* (p. 141)
- **Action 12.2: Mitigation and Hazard Mitigation Plans** | *“Update the Chittenden County All Hazards Mitigation Plan, and related municipal hazard mitigation plans, as needed.”* (p.141)
- **Action 12.5: Equitable Emergency Management** | *“Work with state and municipal partners to identify communities vulnerable to disasters assess their needs, and ensure planning, mitigation, response and recovery operations center their unique circumstances. Convey information widely and accessibly through multiple channels.”* (p.141)

**Maps**

- **Water Quality and Safety Map:** shows flood hazard areas, fluvial erosion hazard zones, and vulnerable infrastructure. (p. 54)
- **Future Land Use Map:** integrates river corridors into growth management to promote resilient development. (p. 74)
- **State and Local Development Constraints Map:** identifies FEMA floodways, DEC river corridors, wetlands, and other constraints. (p. 69)

**Goal 15: To equitably distribute environmental benefits and burdens as described in 3 V.S.A. chapter 72**

*Page numbers:* Chapter 1: Equitable Planning Practices (pp. 37–41); Supplement 3: Environmental Benefits & Burdens Analysis

*Narrative:*

The ECOS Plan embeds environmental justice principles throughout the plan, with the goal that no community bears a disproportionate share of environmental burdens and that all residents benefit equitably from investments in clean air, water, green space, housing, and transportation. The plan integrates data, mapping, and community engagement to identify Environmental Justice Focus Populations and keep their needs and perspectives central to the regional plan.

**The plan advances equitable distribution of environmental benefits and burdens through several actions, including the following:**

- **Action 1.3.a: Equity Assessment** | *“Integrate an Equity Impact Assessment into CCRPC’s project lifecycle to identify and address potential inequities and guide decision-making at the policy, program, and budget levels.”* (p.40)
- **Action 1.3.b: Equitable Resource Allocation** | *“Regularly monitor how and where CCRPC resources are distributed with respect to EJFP populations. Ensure that resources are distributed equitably, taking into account findings from the Environmental Benefits and Burdens Analysis.”* (p.40)

- **Action 1.3.c: Environmental Benefits and Burdens Analysis** | *“Monitor development of the State’s environmental benefits and burdens analysis. Continue to refine CCRPC’s own approach to reflect best practices and qualitative data.” (p.40)*
- **Action 1.3.d: Targeted Projects** | *“Target and prioritize positive programs and investments in low-opportunity places and areas with Environmental Justice Focus Populations.” (p.40)*
- **Action 1.3.e Town Plan Review & Approval** | *“Review and revise CCRPC’s town plan approval processes to ensure alignment with state planning goals and support municipalities in addressing environmental benefits and burdens in local plans.” (p.40)*

Supplement 3 provides additional details on how CCRPC addressed this new state planning goal through a detailed Environmental Benefits and Burdens Analysis, which includes:

- A baseline assessment of benefits and burdens.
- Municipal-level mapping and tables that disaggregate environmental benefits and burdens, showing disparities across towns and Environmental Justice Focus Populations.
- An analysis of how benefits and burdens may shift under the updated Future Land Use Map, directly linking land use planning with equity outcomes.
- Questions for further consideration that guide municipalities and CCRPC in refining policy and project choices to align with equity principles.

## PART B – CONSISTENCY WITH THE PURPOSES OF A REGIONAL PLAN

Per 24 V.S.A. § 4348(h)(4), for the Land Use Review Board to issue a determination of plan compliance, it must find that the plan is consistent with the purposes of a regional plan as established in 24 V.S.A. § 4347. “Consistency” is defined in 24 V.S.A. § 4302(f)(1), and above.

Please provide detailed information describing how the plan is consistent with the purposes of a regional plan.

### 24 V.S.A. § 4347 – PURPOSES OF A REGIONAL PLAN

A regional plan shall be made with the general purpose of guiding and accomplishing a coordinated, efficient, equitable, and economic development of the region that will, in accordance with the present and future needs and resources, best promote the health, safety, order, convenience, prosperity, and welfare of current and future inhabitants as well as efficiency and economy in the process of development. This general purpose includes recommending a distribution of population and of the uses of the land for urbanization, trade, industry, habitation, recreation, agriculture, forestry, and other uses as will tend to:

- (1) create conditions favorable to transportation, health, safety, civic activities, and educational and cultural opportunities;
- (2) reduce the wastes of financial, energy, and human resources that result from either excessive congestion or excessive scattering of population;
- (3) promote an efficient and economic utilization of drainage, energy, sanitary, and other facilities and resources;
- (4) promote the conservation of the supply of food, water, energy, and minerals;
- (5) promote the production of food and fiber resources and the reasonable use of mineral, water, and renewable energy resources;
- (6) promote the development of housing suitable to the needs of the region and its communities; and
- (7) help communities equitably build resilience to address the effects of climate change through mitigation and adaptation consistent with the Vermont Climate Action Plan adopted pursuant to 10 V.S.A. § 592 and 3 V.S.A. chapter 72.

Page numbers: Introduction & Plan Overview (pp. 7-29) ; Chapter 5: Land Use (pp. 63-80); Chapter 8: Housing (pp. 100-115); Chapter 7: Transportation (pp. 91-99); Chapter 6: Energy (pp. 81-90); Chapter 10: Economy (pp. 126-131); Chapter 11: Household Finance (pp. 132-135); Chapter 12: Emergency Management (pp. 136-141); Chapter 2: Ecological Systems (pp. 42-49); Chapter 1: Equitable Planning Practices (pp. 37-41); Supplement 3 (Environmental Benefits & Burdens Analysis); Supplement 7 (Housing Data).

Narrative:

The ECOS Plan is consistent with the purposes of a regional plan as defined in 24 V.S.A. § 4347. The plan is built around a coordinated, comprehensive vision for land use, housing, economic development, transportation, natural resources, and equity in Chittenden County. It promotes efficiency and equity by directing growth to areas served by existing infrastructure, reducing costs for municipalities and residents, and helping maintain natural and working lands. The plan also integrates strategies to address climate change and environmental justice, ensuring the long-term prosperity, safety, and well-being of current and future residents.

**Promoting Transportation, Health, Safety, and Civic Opportunities**

The plan identifies areas planned for growth and supports multimodal transportation, including public transit, biking, and walking, to provide safe and convenient mobility. It connects land use with health, safety, and access to civic, educational, and cultural opportunities by aligning housing, services, and jobs within compact areas, and by promoting safe and equitable access for all residents.

**Reducing Waste of Financial, Energy, and Human Resources**

By steering growth away from rural and hazard-prone areas and into designated centers, the plan prevents costly, sprawling development patterns. The plan’s land use and infrastructure strategies minimize municipal service costs, reduce vehicle miles traveled, lower greenhouse gas emissions, and plan for efficient use of financial and energy resources.

**Efficient and Economic Use of Facilities and Resources**

The plan prioritizes infrastructure investments in wastewater, stormwater, energy, and broadband where they can support compact growth. This coordinated approach maximizes return on investment, ensures infrastructure is sustainable, and avoids overextending municipal services.

**Conserving Food, Water, Energy, and Minerals**

The plan protects working farms, and forests, and natural areas, safeguards high-quality agricultural soils, and advances water quality through tactical basin planning and flood resilience strategies. It integrates energy efficiency and renewable energy development targets in the Enhanced Energy Plan (Supplement 6), conserving resources while supporting a clean energy transition.

**Promoting Food and Fiber Production and Reasonable Use of Resources**

The Working Lands chapter emphasizes protection of farmland and forest blocks and supports value-added farm and forest economies. It also highlights sustainable extraction practices for earth resources, balancing economic use with environmental stewardship and restoration.

**Providing Housing Suitable to Regional Needs**

The plan includes a robust housing element and Supplement 7, which establish municipal housing targets for 2030 and 2050. It calls for a range of housing types and affordability levels, with actions to expand access to safe, energy-efficient, and affordable housing located near jobs, transit, and services.

**Building Climate Resilience and Equity**

The plan integrates climate adaptation and mitigation strategies across all chapters. It directs development away from floodplains, restores natural flood storage, and promotes renewable energy and energy efficiency. Supplement 3 provides an Environmental Benefits and Burdens Analysis to identify disparities and guide investments, ensuring that climate resilience and environmental benefits are distributed equitably across all communities.

Taken together, the ECOS Plan meets the statutory purposes of a regional plan by coordinating development with infrastructure and resources, reducing costs and environmental impacts, protecting working lands and natural systems, promoting equitable access to housing and services, and aligning local and regional planning with statewide climate and equity goals. It provides the framework for Chittenden County to achieve efficient, equitable, and sustainable growth consistent with 24 V.S.A. § 4347.

## PART C – REQUIRED ELEMENTS OF A REGIONAL PLAN

Per 24 V.S.A. § 4348(h)(4), for the Land Use Review Board to issue a determination of plan compliance, it must find that the plan is consistent with the regional plan elements as described in 24 V.S.A. § 4348a, except that the requirements of 24 V.S.A. § 4352 related to enhanced energy planning are under the sole authority of the Department of Public Service.

Please provide details about how the regional plan is consistent with the regional plan elements listed below.

### **(1) A statement of basic policies of the region to guide the future growth and development of land and of public services and facilities, and to protect the environment**

Page numbers: Introduction & Plan Overview (pp. 11–14), Chapter 2: Ecological Systems (p.42-49); Chapter 3: Watershed Health (pp. 50-56), Chapter 5: Land Use (pp. 63-80), Chapter 13: Infrastructure & Facilities (pp. 142-150)

Narrative:

The ECOS Plan establishes a comprehensive framework that guides growth and development in Chittenden County while protecting the region’s natural and built environment. This is established by the ECOS Plan Vision and Mission (Introduction: p. 11) and the 17 ECOS Plan Goals (Introduction: p 13). At its core, the plan emphasizes the goal of concentrating 90% of new development in growth areas—Downtown Centers, Village Centers, Planned Growth Areas, Village Areas, and Transition Areas—thereby promoting compact settlement patterns while preserving rural lands and natural resources (Chapter 5: Land Use, pp. 63-80). Goals and actions throughout the plan reference and reinforce this goal, which advances state goals related to smart growth, the efficient provision of services and facilities, and environmental protection. In addition, climate resilience is an integral guiding principle within the plan.

### **(2) A natural resources and working lands element, which shall consist of a map or maps and policies, based on ecosystem function, consistent with Vermont Conservation Design, support compact centers surrounded by rural and working lands, and that:**

- (A) Indicates those areas of significant natural resources, including existing and proposed for forests, wetlands, vernal pools, rare and irreplaceable natural areas, floodplains, river corridors, recreation, agriculture using the agricultural lands identification process established in 6 V.S.A. § 8, residence, commerce, industry, public, and semipublic uses, open spaces, areas reserved for flood plain, forest blocks, habitat connectors, recreation areas and recreational trails, and areas identified by the State, regional planning commissions, or municipalities that require special consideration for aquifer protection; for wetland protection; for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation purposes.
- (B) Indicates those areas that have the potential to sustain agriculture and recommendations for maintaining them that may include transfer of development rights, acquisition of development rights, or farmer assistance programs.
- (C) Indicates those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests. A plan may include specific policies to encourage the active management of those areas for wildlife habitat, water quality, timber production, recreation, or other values or functions identified by the regional planning commission.

- (D) Encourages preservation of rare and irreplaceable natural areas, scenic and historic features and resources.
- (E) Encourages protection and improvement of the quality of waters of the State to be used in the development and furtherance of the applicable basin plans established by the Secretary of Natural Resources under 10 V.S.A. § 1253.

Page numbers: Chapter 2: Ecological Systems (pp. 42-49); Chapter 3: Watershed Health (pp. 50-56); Chapter 4: Working Lands (pp. 57-62); Chapter 15: Scenic, Recreational, and Historic Resources (pp. 153-160)

Narrative: *In the narrative, please describe how the plan's policies, actions, and future land use areas support the intent of 10 VSA 2802 (i.e., 30x30 and 50x50 conservation goals).*

In the ECOS Plan, the Ecological Systems, Watershed Health, Working Lands, and Scenic, Recreational, & Historic Resources chapters fulfill the requirements of this element. Within these sections are maps, goals, and actions that speak to each of the requirements above.

These goals include:

- **Ecological Systems** | *“Conserve, protect and improve air quality, water quality and quantity, and the health of native species and habitats”* (p. 42)
- **Watershed Health** | *“Improve the safety, water quality, and habitat of rivers, streams, wetlands, and lakes in each Chittenden County watershed”* (p. 50)
- **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”* (p. 51)
- **Scenic, Recreational, and Historic Resources** | *“Conserve and protect valued scenic, recreational, and historic areas and resources”* (p.153)

Several maps show where these resources exist.

- Map 2, Forest Blocks & Wildlife Habitat, shows forest blocks and habitat connectors, which are mapped using the Highest Priority Forest Blocks and Wildlife Habitat data from Vermont Conservation Design (p. 47; addresses 2A and 2C above).
- Map 3, Water Quality and Safety, shows mapped wetlands, areas vulnerable to flooding and erosion, and impaired streams and waterbodies. (p.54; addresses 2A and 2E above.)
- Agricultural soils are captured in the “State Possible Constraints” layer in the “State and Local Development Constraints” map on p. 69 of the ECOS plan.
- Map 5, the Future Land Use Map, incorporates all of these resources – natural resources, as well as those areas planned for housing, commerce, industry, and recreation – into a forward-looking document to guide planning, development, and natural resources health. The mapping methodology used data from Vermont Conservation Design to identify Rural Conservation future land use areas; the map further identifies river corridors. It also identifies compact centers, reinforcing CCRPC’s land use planning goal that prioritizes certain areas for development to help reduce pressure on natural resources. (p.74)

Following are some of the many actions in the plan that support ecosystem function and rural and working lands:

- **Action 2.1: Habitat Preservation** | Protect forest blocks, wildlife connectivity resources and crossings, surface waters, riparian areas and other significant habitats (e.g. wetlands) from development and fragmentation; and promote vegetative landscaping in urban areas to maintain natural habitats, natural

stormwater management, water quality, air quality, carbon sequestration and cultural heritage. This work should focus on the broader concept of the pattern of forest cover, rather than core forest areas to avoid isolating forest blocks and losses in biodiversity. (p. 48; addresses 2A, 2C, 2D, and 2E)

- **Action 2.3: Municipal Development Review Regulations** | Help municipalities create clear development regulations and definitions to protect ecological and habitat resources without having an exclusionary effect on current and future residents. Example measures may involve limiting intrusions to interior forest and connectivity blocks or maintaining vegetative cover and larger culverts around wildlife road crossings. (p. 48; addresses 2A and 2C)
- **Action 3.1.f: Tactical Basin Planning** | Participate in developing and implementing the Lamoille (Basin 7), Winooski (Basin 8), and Northern Lake Champlain Direct Drainages (Basin 5) Tactical Basin Plans. CCRPC will work with the state, municipalities, and other partners to address river hazard protection, flood resiliency, and water quality through these plans, including prioritizing projects for funding. (p.55; addresses 2E)
- **Action 3.2.c: Implement Watershed Restoration and Non-Regulatory Approaches** | Identify and implement nonregulatory approaches to nutrient, pathogen, and sediment pollution management, especially projects implemented through the Clean Water Services Provider framework authorized under Act 76. Support the work of watershed organizations. (p.51; addresses 2A and 2E)
- **Action 4.1.d: Municipal Development Regulations** | Help municipalities create clear development regulations and definitions of working lands to be protected. Maintain access to and scale of working lands to support viability after subdivision in the rural landscape. This may include protection of log landings of previously logged forested parcels, zoning techniques such as fixed area ratios, which separate lot size from residential density, and conservation zoning and homeowners association bylaws that allow for farming on the open space lots and in urban spaces. (p.61; addresses 2A and 2B)
- **Action 15.1.f: Cultural Site Documentation and Protection** | Support Indigenous-led documentation and protection of sacred and cultural sites, with respect for community control over sensitive information. (p.158; addresses 2E)

Additional actions can be found in each of the plan chapters discussed above: Ecological Systems (pp. 48-49); Watershed Health (pp.55-56); Working Lands (p.61); Scenic, Recreational, and Historic Resources (p.158).

#### *Supporting 10 VSA §2802*

As summarized above, the ECOS Plan takes a multi-faceted approach to natural resource health and conservation. In addition to meeting the requirements of this element, the goals and actions of this approach also support the intent of 10 VSA §2802. The plan promotes ecological function, biodiversity, landscape connectivity, watershed health, climate resilience, working lands, and recreation. The plan enables this through a clear commitment to a smart growth settlement pattern.

While land conservation is opportunistic, the ECOS Plan's Future Land Use Map uses data from Vermont Conservation Design to advance the "30 x 30" and "50 x 50" goals of 10 VSA §2802. On the map, "Rural Conservation" areas capture forest blocks, habitat connectors, and other important resources, as well as land that has already been conserved through a legal mechanism. Parcels shown as "Rural Agriculture and Forestry" generally indicate lands in use for agriculture and forestry, indicating active management and possible opportunities for future conservation. The map does not require that any of these lands be conserved, but with this approach, the map provides a useful reference point that is supportive of the goals of 10 VSA §2802.

**(3) An energy element, including an analysis of resources, needs, scarcities, costs, and problems within the region across all energy sectors, including electric, thermal, and transportation; a statement of policy on the conservation and efficient use of energy and the development and siting of renewable energy resources; a statement of policy on patterns and densities of land use likely to result in conservation of energy; and an identification of potential areas for the development and siting of renewable energy resources and areas that are unsuitable for siting those resources or particular categories or sizes of those resources.**

*Page numbers:* Chapter 6: Energy (pp. 81-90)

Narrative:

In the ECOS Regional Plan, Chapter 6, Energy (pp. 81-90) and Supplement 6 – CCRPC’s Enhanced Energy Plan comprehensively fulfill the requirements of this section.

- *Resources, needs, scarcities, costs, and problems* – Part 1 of Supplement 6, “Key Trends and Insights,” as well as Part 3, “Current Energy Demand,” summarize resources, needs, scarcities, costs, and problems in the region related to energy.
- *Statement of policy on the conservation and efficient use of energy* – Page 75 of the ECOS plan states: “To meet the goals in the state of Vermont Comprehensive Energy Plan (CEP), the region is planning for a major shift away from fossil fuels in the transportation and heating sectors to renewable sources of energy, efficiency in all sectors, and an increase in renewable energy generation within the state and from outside the state.” The plan also incorporates by reference Vermont’s Energy and Climate Goals, which include both conservation and efficiency efforts (p. 81).
- *Policy on patterns and densities of land use likely to result in the conservation energy* – The “Energy and Land Use Planning” section of Supplement 6 (pp. 13-14) notes that compact development patterns promote walking, biking, and transit, while also encouraging smaller building footprints with lower heating and cooling needs, all of which reduce energy consumption. Compact patterns also make it more efficient to deliver electricity, and present options for innovative solutions, such as district heating and microgrids. The plan’s land use goal of focusing 90% of development in areas planned for growth reinforces this.
- *Identification of potential areas for the development and siting of renewable energy resources, and areas unsuitable for siting those resources* – Pages 83-84 of the ECOS Plan summarizes CCRPC’s renewable energy generation facility siting and suitability policies, which include avoiding constraints, using setbacks and screening, and locating renewable energy generation in state and municipal preferred sites. Two maps, the “Existing Renewable Energy Sites & Preferred Sites” map on p. 87 of the ECOS plan, and “State and Local Development Constraints” map on p. 69 of the ECOS plan, further illustrate the region’s approach.

**(4) A transportation element consisting of a statement of present and prospective transportation and circulation facilities, and a map showing existing and proposed highways, including limited access highways, and streets by type and character of improvement, and where pertinent, anticipated points of congestion, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads and port facilities, and other similar facilities or uses, and recommendations to meet future needs for such facilities, with indications of priorities of need, costs, and method of financing.**

*Page numbers:* Chapter 7: Transportation (p. 91-99); Supplement 5 – Metropolitan Transportation Plan

Narrative:

The ECOS Plan's transportation element summarizes and incorporates by reference the 2023 ECOS Metropolitan Transportation Plan (MTP), a document that provides project priorities, financing strategies, and long-range forecasts. In general, the goals and actions of these plans prioritize maintenance, safety, and capacity management rather than large expansions. The MTP provides detailed information that fulfills the requirements of this element.

- *Statement of present and prospective transportation and circulation facilities, and infrastructure maps* – Several maps summarize these facilities. The MTP contains the Metropolitan Transportation System map on p. 19, the Existing and Proposed Bike Network on p. 22, Proposed Park and Ride Facilities on p. 29, and Future MTP projects on p. 92. ECOS Plan Actions such as “Maintain and improve the existing transportation system, including roads, bridges, culverts, rail, public transit, walking/biking facilities, park-and-rides, bus shelters, and expand transportation demand management (TDM) programs in the county” (Transportation section, Action 1) and “Implement MTP and TIP (Transportation Improvement Program) Projects” (Transportation section, Action 6) reinforce these plans.
- *Anticipated points of congestion, parking facilities, and public transit, as well as needs and opportunities for different modes.* Travel trends and congestion analysis are presented, identifying areas of recurring delay, such as interstate interchanges and key arterial corridors. The plan recommends Intelligent Transportation Systems (ITS), intersection improvements, and Transportation Demand Management (TDM) as strategies to address congestion. For *parking facilities*, the plan recommends balancing parking supply in downtowns while reducing excess surface parking in compact growth areas. *Transit* recommendations include micro-transit pilots, signal priority for buses, and coordinated regional park-and-ride facilities. *Walking and biking* recommendations stem from the region's Active Transportation Plan (incorporated by reference), which prioritizes including missing links and integrating active transportation with transit. *Burlington International Airport* is recognized as the region's primary air facility, with recommendations to support its role in regional connectivity and economic development. Both *freight and passenger rail* are addressed, including passenger service through Essex Junction and Burlington, and the need for freight capacity improvements for regional industries. Lake Champlain *port facilities* are noted as part of the transportation system, with emphasis on maintaining waterborne freight and recreation connections.
- *Recommendations, Priorities, and Financing* – Section 9 of the MTP, “Investments, Policies, and Projects,” includes the region's Transportation Improvement Plan (TIP), which identifies priority projects across all modes, provides cost estimates and funding sources (mostly state dollars, some federal), and indicates the expected timeframe. Projects include highway maintenance, transit expansion, and bike/ped improvements. The plan emphasizes fiscal constraint by aligning projects with expected federal, state, and local funding sources.

Note that an action within the ECOS Plan (p.98) is to “Update the Regional Transportation Model as a part of the next MTP update to incorporate the new regional future land use map, and the municipal housing targets, to facilitate alignment of land use, housing, and transportation planning efforts in Chittenden County.” This will help ensure that future transportation investments are opportunities to advance land use and housing goals, while also providing safe, efficient, and equitable mobility in Chittenden County.

**(5) A utility and facility element, consisting of a map and statement of present and prospective local and regional community facilities and public utilities, whether publicly or privately owned, showing existing and proposed educational, recreational and other public sites, buildings and facilities, including public schools, State office buildings, hospitals, libraries, power generating plants and transmission lines, wireless telecommunications facilities and ancillary improvements, water supply, sewage disposal, refuse disposal, storm drainage, and other similar facilities and activities, and recommendations to meet future needs for those facilities, with indications of priority of need.**

Page numbers: Chapter 13: Infrastructure and Facilities (p.142-150)

Narrative:

The ECOS Plan advances 24 V.S.A. § 4348a(5) by discussing existing conditions, identifying important studies to advance the development of regional infrastructure, and incorporating projects of regional importance through the West Central Vermont Economic Development Strategy (CEDs).

The ECOS Plan's Infrastructure and Facilities goal complements and reinforces other plan goals, and reads: "Advance infrastructure and facilities that support Centers, Planned Growth Areas, and Village Areas while protecting ecological systems" (p.142).

Several actions advance needed planning for utilities and facilities; the resulting plans will help identify specific projects that can be advanced at the municipal or regional level. These actions include:

- **Action 13.1.b: Tax-Increment Financing** | "Support the creation of Tax Increment Financing (TIF) Districts within the region, as well as project-specific TIFs using the Community and Housing Infrastructure Program (CHIP) created by the Legislature in 2025." (p.149)
- **Action 13.1.c: Infrastructure Planning and Construction** | "Implement regional infrastructure planning and construction projects that support economic development, and housing in areas planned for growth in order to achieve regional and municipal housing targets, as outlined in Goal 5 of the West Central Vermont CEDs and Chapter 8: Housing, including the following: i. Municipal Water and Wastewater ii. Broadband iii. Transportation iv. Electric Vehicle Charging v. Electric Transmission and Distribution." (p.149)
- **Action 13.1.d: Regional Infrastructure and Resource Mapping** | "Build further understanding of infrastructure needs and opportunities by pursuing a regional wastewater study. Pursue research to better understand groundwater resources and constraints." (p.149)
- **Action 13.2: Solid Waste** | "Support the efforts of Chittenden Solid Waste District, and statewide partners, to study, identify, and permit an additional solid waste disposal site(s) that can serve northern Vermont." (p.149)
- In addition, the ECOS plan identifies upcoming specific needs, including capacity issues with smaller public water supply utilities, the likely need to upgrade wastewater treatment capacity to meet housing targets, and the need to deploy faster broadband speeds evenly across the county. (pp.143-145)

Specific regional priority projects are captured in the CEDs, within the Regional Project Priority List developed by CCRPC partner organization Greater Burlington Industrial Corporation (GBIC). This prioritization list represents a collaboration between groups in order to advance projects that create jobs and advance community goals. Projects include municipal wastewater and water systems, walking and biking infrastructure, housing, transportation connectivity, and community assets like community centers.

**(7) A program for the implementation of the regional plan's objectives, including a recommended investment strategy for regional facilities and services based on a capacity study of the elements in this section.**

Page numbers: Chapter 18: Stewardship, Implementation and Monitoring (pp.167-169)

Narrative:

In the ECOS plan, it is primarily the Stewardship, Implementation and Monitoring chapter that fulfills the requirements of this element. Within this chapter is an implementation table with each goal and action from the plan, along with the actions' anticipated timelines, partnering organization(s), and CCRPC role in advancing the action. The chapter notes that CCRPC will ensure the plan is implemented through the following overarching strategies:

- Resource Distribution & Impact Map Viewer to view how resources are being distributed throughout the county.
- Annual Progress Reports to highlight what projects and investments the RPC made within each member municipality for the year.
- Title VI Reports and Outreach & Engagement Reports to monitor efforts and ensure compliance with Title VI and organizational and procedural equity at CCRPC.
- Data updated annually to measure relative success in advancing the ECOS goals.
- Ongoing engagement for qualitative assessment.
- Regular oversight and monitoring provided by the Long-Range Planning Committee (LRPC).

These strategies will be used to direct RPC investment in regional facilities and services annually.

**(8) A statement indicating how the regional plan relates to development trends, needs, and plans and regional plans for adjacent municipalities and regions.**

Page numbers: Chapter 5: Land Use (pp. 63-80)

Narrative:

This element is fulfilled in the Land Use Chapter of the plan. Pursuant to 24 VSA 4302(f), 4345a(5), 4348a(a), and 4348a(a)(8), CCRPC reviewed the approved plans of its member municipalities and of its adjoining RPCs and concluded that this ECOS Plan is compatible with those plans. Specifically, the ECOS Plan, as implemented, will not significantly reduce the desired effect of the implementation of the other plans. CCRPC has also reviewed, to the extent possible, draft regional plans of adjoining RPCs that are concurrently updating their regional future land use maps by the end of 2026 and maintains the conclusion that the 2026 ECOS Plan is compatible with those drafts.

**(9) A housing element that identifies the regional and community-level need for housing that will result in an adequate supply of building code and energy code compliant homes where most households spend not more than 30 percent of their income on housing and not more than 15 percent on transportation. To establish housing needs, the Department of Housing and Community Development shall publish statewide and regional housing targets or ranges as part of the Statewide Housing Needs Assessment. The regional planning commission shall consult the Statewide Housing Needs Assessment; current and expected demographic data; the current location, quality, types, and cost of housing; other local studies related to housing needs; and data gathered pursuant to subsection 4382(c) of this title. If no such data has been gathered, the regional planning commission shall gather it. The regional planning commission's assessment shall estimate the total needed housing investments in terms of price, quality, unit size or type, and zoning district as applicable and shall disaggregate regional housing targets or ranges by municipality. The housing element shall include a set of recommended actions to satisfy the established needs.**

Page numbers: Chapter 8: Housing (pp. 100-115); Supplement 7: Housing Data

Narrative:

Housing affordability and supply are foundational challenges in Chittenden County. The ECOS Plan emphasizes the need to create housing options that are safe, code-compliant, energy efficient, and affordable, while reducing combined housing and transportation costs. This chapter includes regional and municipal housing targets, as well as actions related to local planning and local and regional infrastructure investment to help advance these targets and expand housing choice and affordability for all residents.

In the ECOS Plan, **Chapter 8: Housing**, together with **Supplement 7: Housing Data**, fulfill the requirements of this element. These sections provide data, targets, goals, and actions to guide municipal and regional planning. Within them are information, goals, and actions that address the following:

- **Regional and community-level housing need** - The Housing chapter presents 2030 and 2050 housing targets based on the Vermont Housing Needs Assessment. CCRPC adopted a **“middle” growth scenario** representing a 1.2% annual housing growth rate, balancing the lower and upper ranges published in the statewide needs assessment.
- **Building code and energy code compliance** - The plan supports housing that is safe, sanitary, and compliant with building and energy codes, including actions such as *“support a statewide rental housing safety inspection process and rental registry”* (Action 8.1.f, p. 112).
- **Affordability thresholds** - Housing and transportation costs are explicitly tied to development patterns. The plan directs growth into centers and areas with transit access to provide housing choice at a variety of affordability levels, and reduce household transportation costs.
- **Disaggregation of housing targets by municipality** - CCRPC worked with its Planning Advisory Committee to distribute the regional target among municipalities, considering infrastructure capacity, historic growth rates, and land availability. Cities are allocated 60% of the regional target, mixed urban-rural towns 36.2%, and rural municipalities 3.8%. This ensures targets reflect both regional policy goals and local capacity.
- **Further breakdowns by housing type, size, price, and location** - The Housing chapter and Supplement 7 present detailed tables estimating housing needs by future land use category (planned growth vs. rural areas), unit type (single-family, multi-family, manufactured, ADUs), and unit size (bedrooms). Additional tables present housing need by affordability levels based on AMI and tenure (rental/ownership).

**Chapter 8 includes a comprehensive set of actions, such as:**

- **Action 8.1.b: Regulatory Updates and Alignment** | *“Focus efforts on creating conditions to achieve 90% of the regional housing target in areas planned for growth... Eliminate the ability to deny applications for housing development at the municipal level based on the ‘character of the area’ criterion in 24 V.S.A. §4414.”* (p. 112)
- **Action 8.1.e: Inclusive Communities** | *“Integrate a variety of housing types for all income levels for new/infill housing projects throughout the county, to provide for different incomes and access to jobs and services. Adopt inclusionary zoning requirements, or other incentive programs, to serve all needs.”* (p. 112)

For additional details about how the housing targets are to be accommodated in areas planned for growth, see the section of this checklist describing the **future land use element and map**.

**(10) An economic development element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth.**

Page numbers: Chapter 10: Economy (pp. 126-131); Chapter 13: Infrastructure and Facilities (pp. 142-150); Supplement 4 – Comprehensive Economic Development Strategy

Narrative:

In the ECOS Plan, the Economy chapter fulfills the requirements of this element. As noted in the narrative for Goal 2 above, CCRPC’s economic development strategy is implemented in part through participation in the West Central Vermont Comprehensive Economic Development Strategy (CEDS), which includes Addison, Chittenden, Rutland, Washington, and Orange counties (Supplement #4 – CEDS).

The Economy chapter summarizes the present economic conditions with information about employment, unemployment, and wages. More detailed economic data and information is found in Supplement #4 – CEDS (see CEDS - Economic Profile – p. 103). The ECOS plan’s Economy chapter also identifies key opportunities and trends affecting the region, such as the creation of a new Tech Hub to catalyze the development of a new type of semiconductor chip.

The chapter addresses the location, type, and scape of desired economic development with actions that promote brownfield reuse and infill, foster entrepreneurship, support systemically marginalized groups, grow high-wage jobs, and strengthen existing companies. Actions in other plan chapters highlight the importance of child care, housing, working lands businesses, and the arts for building a strong economy. Sample actions from the ECOS Regional Plan’s Economy chapter include:

- **Action 10.1: Attract New Workers and Expand Labor Force** | *“Attract new workers of all skills sets, training, and expertise to the region, and remove existing barriers to workforce participation for existing residents, to combat the state-wide labor shortage due to the impacts of COVID-19, an aging population, and other structural barriers to labor participation. This includes improving the availability of housing.” (p.129)*
- **Action 10.4: Hiring, Workforce Development, and Retention** | *“Work with partners to create and/or support trainings to help employers better understand the needs of immigrant and refugee communities and BIPOC workers. Build relationships with employees from underrepresented communities to better understand how to develop ways to meet workforce development needs and retention strategies. Determine ways to remove language barriers to workforce entry.” (p.130)*
- **Action 10.9: Job Creation and Business Development** | *“Support job retention and growth at existing high wage employers, expand economic diversification, and create a supportive ecosystem for entrepreneurs to create and grow businesses in the region.” (p.130)*
- **Action 10.12: Underutilized Sites** | *“Support partner efforts to develop master redevelopment plans for currently underutilized sites within the region, particularly closed college campuses and public schools, that could be used to support housing, commercial development, municipal uses, or community uses.” (p.131)*
- **Action 10.15: Economic Development Coordination** | *“Work with the state to implement the 2020 Vermont Comprehensive Economic Development Strategy. Coordinate with West Central Vermont CEDS partner organizations and pursue creation of an Economic Development District (EDD). Cooperate with Northwest Regional Planning Commission on their economic development efforts (due to the proximity*

*and economic ties between regions). Support municipalities in local economic development efforts.” (p.131)*

The ECOS Plan’s Infrastructure and Facilities chapter identifies how the RPC will work with regional partners to identify and implement regional economic development projects:

- **Action 13.1.a: Regional Development Corporation (RDC) Priority Project List** | *“Annually update Regional Priority Project Lists, and seek funding to plan and implement projects.” (p.149)*

**(11)(A) A flood resilience element that:**

- identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and**
- recommends policies and strategies to protect the areas identified and designated under this subdivision (A) and to mitigate risks to public safety, critical infrastructure, historic structures, and public investments.**

**(B) A flood resilience element may reference an existing regional hazard mitigation plan approved under 44 C.F.R. § 201.6.**

Page numbers: Chapter 3: Watershed Health (pp. 50-56); Chapter 5: Land Use (pp. 63-80); Chapter 12: Emergency Management (pp. 136-141)

Narrative:

In the ECOS plan, it’s primarily the Watershed Health chapter (pp. 50-56) that fulfills the requirements of this element. Within this section, the Water Quality and Safety map (p.54) identifies flood hazard and fluvial erosion hazard areas, using DEC river corridor data. In addition, the Future Land Use Map (p. 74) identifies flood hazard areas and river corridors as Rural Conservation on the Future Land Use Map outside our historic centers in order to designate these areas for protection from future development.

The plan includes the following actions that discourage development in vulnerable areas and promote safety and resilience in the areas identified in the Water Quality and Safety Map:

- **Action 3.1: Hazard Protection** | *“Develop and implement adaptation strategies to reduce inundation flooding and fluvial erosion hazards while supporting planned growth, evaluate growth in terms of preparedness for a changing climate. Chittenden County and its municipalities will: continue efforts to avoid development in vulnerable areas, including floodplains, river corridors, wetlands, lakeshores and steep slopes; protect people, buildings, and facilities in vulnerable areas where development already exists in order to reduce future flooding and erosion risks; plan for and encourage new development in areas that are less vulnerable to future flood and erosion events; and implement stormwater management techniques to slow, spread, and sink floodwater.” (p.55)*
- **Action 3.1.e: Increase Flood Resilience** | *“Support non-regulatory efforts to reduce damage from future floods. This includes: identifying repetitively damaged structures; providing technical and financial assistance to elevate, relocate, or buy out structures; supporting planning and mitigation in mobile home parks vulnerable to flooding; and identifying where flood storage capacity may be restored and conserved.” (p.55)*

- The actions section also calls for the avoidance of state and local development constraints, which include FEMA floodways, DEC River Corridors, and surface waters and riparian areas. (See State and Local Development Constraints map on p.69) and Land Use Action 3(h) on p.80).

In addition, the Transportation chapter’s goal highlights the importance of resilient infrastructure: “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.” (p.91)

The 2022 Chittenden County Multi-Jurisdictional Hazards Mitigation Plan and its associated municipal annexes are referenced within the Watershed Health chapter. This plan notes the Chittenden County region’s progress on numerous mitigation strategies, including helping municipalities with flood resilience planning, supporting towns with river corridor protections, supporting municipalities with the implementation of the municipal roads general permit, and advising communities on property buyouts or elevation projects. Looking forward, the plan has numerous additional mitigation strategies to build flood resilience.

**(12) A future land use element, based upon the elements in this section, that sets forth the present and prospective location, amount, intensity, and character of such land uses in relation to the provision of necessary community facilities and services and that consists of a map delineating future land use area boundaries for the land uses in subdivisions (A)–(J) of this subdivision (12) as appropriate and any other special land use category the regional planning commission deems necessary; descriptions of intended future land uses; and policies intended to support the implementation of the future land use element using the land use categories as defined by 24 V.S.A. § 4348a(a)(12)**

*Use the following mapping checklist to demonstrate conformance with this required element of the regional plan. In the General Narrative, please describe the process by which the RPC determined how the areas proposed for growth (Downtown and Village Centers, Planned Growth Areas, and Village Areas) can accommodate a substantial majority of the region’s housing targets.*

*In future plan reviews, the “Boundary Note” column below will allow the Land Use Review Board to easily compare changes between Future Land Use Areas on maps completed using the Act 181 land use categories. For this review, where this comparison is not possible, the boundary note is optional. In this column, note each center or neighborhood as “contraction,” “expansion,” “no change,” or “n/a – new center/neighborhood.”*

*Definitions for each land use category can be found in [24 V.S.A. § 4348a\(a\)\(12\)](#). In addition, [Mapping Process and Standards v 3.0](#) summarizes the methodology and planning considerations followed by RPCs in developing the future land use map.*

Page numbers: Chapter 5: Land Use (pp. 63-80)

General Narrative:

In the ECOS plan, the Land Use Chapter, Regional Future Land Use map, Housing Chapter, and Supplement 7: Housing Data address the requirements of this element.

The Land Use chapter (Chapter 5, pp. 63-80) includes the plan's core goal of focusing 90% of development in areas planned for growth. This chapter contains descriptions of the future land use areas, taken from statute (pp. 70-72). It also includes details about how many acres are assigned to areas planned for growth, rural areas, and other areas (p. 72) setting forth the intended types and intensities of land uses in the region. Consistent with the future land use category definitions, areas planned for growth have existing or planned infrastructure and are the priority for future investments in community facilities and services.

The Regional Future Land Use map (p. 74) illustrates how the regional vision advances the state's smart growth and other planning goals. CCRPC followed the VAPDA mapping methodology, with minor adjustments to address local context, and using the following guidelines:

- CCRPC typically considered any areas served by water and sewer to be Downtown Center, Village Center, or Planned Growth Area. This sometimes resulted in mapping planned compact centers in addition to existing compact centers. Areas with only water, or sewer, or soils that could be used for sewer, are typically mapped as a Village Center or Village Area. Designating areas served by infrastructure as "rural" seemed counterintuitive and incompatible with statutory definitions.
- Parks, cemeteries, schools, and golf courses are often included within Downtown Center, Village Center, or Planned Growth Areas (PGA). This is because we consider these land uses part of the overall neighborhood fabric. CCRPC also took a similar approach to existing commercial/industrial parks (e.g. Technology Park in South Burlington) that meet PGA criteria. However, if land within an area planned for growth had been permanently conserved, it was labeled as "Rural Conservation," even if it was a smaller parcel.
- CCRPC used the transition/infill category to describe a range of different contexts, from interchange areas needing planning for redevelopment, to areas outside of rural villages envisioned as future neighborhoods, to gateway areas, to areas with sewer and water intended for additional development but not yet adequately connected to downtown or village centers. The common thread for these areas was that the transition category highlights the need for additional planning work in these areas so that they can better achieve both local and regional visions.
- CCRPC created a custom future land use category, as permitted by statute, to identify the Burlington International Airport, Camp Johnson, and the Ethan Allen Firing Range. These are unique land uses and all three properties have a connection to the federal government.
- Based on feedback from local officials and community members about the importance of showing conserved land, when an area could be designated as either "rural conservation" or "rural agriculture and forestry," conserved parcels were delineated as "rural conservation."

The Housing Chapter (Chapter 8, pp. 100-115) includes the goal to "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.*" (emphasis added). The distribution of the region's housing targets advances this goal (p.108).

Supplement 7, Housing Data (pp. 3-7) details the process by which the RPC determined how the areas proposed for growth (Downtown and Village Centers, Planned Growth Areas, and Village Areas) can accommodate a substantial majority of the region's housing targets. In summary: CCRPC divided its municipalities into three typologies: Urban, Rural, and Mixed Urban and Rural.

- Urban municipalities, which are served by infrastructure and covered mostly by areas planned for growth, received 60% of the target. Because of the extensive coverage by areas planned for growth, CCRPC has

concluded that the substantial majority of housing in these municipalities will be in compact areas as required by statute.

- Rural municipalities, which lack significant infrastructure and have a relatively small land area that is planned for growth, receive 3.8% of the target. We expect a mix of development in rural and compact settings. CCRPC will support efforts in these communities to develop infrastructure that allows for village-scale housing and other development to promote housing choice throughout the county.
- The mixed urban and rural municipalities receive the balance, with an estimated 90% of that target assigned to Downtown Centers, Village Centers, Planned Growth Areas, Village Areas, and Transition areas.

On balance, CCRPC is confident that this allocation will meet the requirement to “accommodate a substantial majority of housing in centers, planned growth areas, and village areas.” Please see Supplement 7 for detailed information about how CCRPC calculated the required municipal housing targets (pp. 3-6), distributed the housing target within areas planned for growth, and estimated housing targets by zoning district, unit type, unit size, and price (pp. 8-14).

As noted previously, the land use and housing goals are bolstered by numerous actions throughout the plan; these can be found in the checklist above and on pp. 78-80 (LU chapter) and pp. 112-115 (Housing chapter) in the plan. These approaches provide for appropriate locations for different uses, and the capacity and location community facilities and services, including transportation.

| <b>Downtown Center</b> |                      |  |
|------------------------|----------------------|--|
| Municipality           | Downtown Center Name | Boundary Note (optional)   |
| Burlington             | Burlington           | Expansion. This Downtown Center expands the legacy Downtown Center. This Downtown Center also includes the geography of a separate Downtown Center that was proposed in Burlington’s South End during the pre-application process. |
| Colchester             | Severance Corners    | No change. This Downtown Center includes the boundaries of the legacy Growth Center.   |
| Essex Junction         | Essex Junction       | Expansion. This Downtown Center expands the legacy Village Center.   |
| Milton                 | Milton               | N/A – New Downtown Center  |
| Shelburne              | Shelburne            | Expansion. This Downtown Center expands the legacy Village Center.   |
| South Burlington       | South Burlington     | Expansion. This Downtown Center expands the boundaries of legacy New Town Center and Neighborhood Development Areas.   |
| Williston              | Taft Corners         | Contraction. This Downtown Center contracts the boundaries of a legacy Growth Center.  |

| <b>Downtown Center</b>   |                      |   |
|--|----------------------|---|
| Municipality   | Downtown Center Name | Boundary Note (optional)  |
| Winooski   | Winooski             | Expansion. This Downtown Center expands the boundaries of a legacy Downtown Center to incorporate much of the same geography as a legacy Neighborhood Development Area. |
| <input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards.<br><input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:<br><br>Boundary notes regarding expansion and contraction are based on legacy designation programs.<br><br>Downtown centers largely build on existing downtown and new town center designations. In Burlington, the combination of the traditional downtown with the planned South End Innovation District represents the city’s vision for intensive, connected housing and business development that will help accommodate housing targets.<br><br>Milton, through its comprehensive plans and supportive downtown plan (Milton <a href="#">Downtown Core Master Plan</a> ), establishes plans for a mixed use, compact center supported by accompanying development regulations.<br><br>Williston’s Downtown has historically been a part of the Growth Center designation program. The municipality adopted the <a href="#">Taft Corners Vision Plan</a> , and accompanying form-based code, in 2022 to clarify the intent for this area to be a mixed-use center bringing together community economic activity and civic assets. The proposed Downtown Center follows the boundaries of the form-based code planning area and accompanying regulations. This excludes the southern part of the legacy Growth Center. |                      |   |

| <b>Village Center</b> |                     |   |
|-----------------------|---------------------|---|
| Municipality          | Village Center Name | Boundary Note (optional)  |
| Bolton                | Bolton              | N/A – New Village Center  |
| Burlington            | New North End       | N/A – New Village Center  |
| Charlotte             | East Charlotte      | No change. This Village Center matches the boundaries of the legacy Village Center.   |
| Charlotte             | West Charlotte      | Contraction. This Village Center contracts the boundaries of a legacy Village Center. |
| Colchester            | Colchester          | N/A – New Village Center  |
| Colchester            | Mallet’s Bay        | N/A – New Village Center  |
| Colchester            | Warners Corner      | N/A – New Village Center  |
| Colchester            | Fort Ethan Allen    | N/A – New Village Center  |
| Essex                 | Essex Center        | No change. This Village Center matches the boundaries of the legacy Village Center.   |
| Essex                 | Fort Ethan Allen    | N/A – New Village Center  |

| <b>Village Center</b>  |                                   |   |
|--|-----------------------------------|---|
| Municipality   | Village Center Name               | Boundary Note (optional)  |
| Hinesburg  | Hinesburg                         | No change. This Village Center matches the boundaries of the legacy Village Center.   |
| Huntington   | Huntington Center                 | Expansion. This Village Center expands the legacy Village Center.                     |
| Huntington   | Lower Village                     | Expansion. This Village Center expands the legacy Village Center.                     |
| Jericho  | Jericho Center                    | No change. This Village Center matches the boundaries of the legacy Village Center.   |
| Jericho  | Jericho Corners                   | Expansion. This Village Center expands the legacy Village Center.                     |
| Jericho  | Riverside/Underhill Flats Village | Contraction. This Village Center contracts the boundaries of a legacy Village Center. |
| Milton   | Main Street                       | Contraction. This Village Center contracts the boundaries of a legacy Village Center. |
| Richmond   | Richmond                          | Contraction. This Village Center contracts the boundaries of a legacy Village Center. |
| Shelburne  | Shelburne Road South              | N/A – New Village Center  |
| South Burlington   | Shelburne Road North              | N/A – New Village Center  |
| St. George   | Saint George                      | N/A – New Village Center  |
| Underhill  | Riverside/Underhill Flats         | Expansion. This Village Center expands the legacy Village Center.                     |
| Underhill  | Underhill Center                  | Expansion. This Village Center expands the legacy Village Center.                     |
| Westford   | Westford                          | Expansion. This Village Center expands the legacy Village Center.                     |
| Williston  | Williston                         | Expansion. This Village Center expands the legacy Village Center.                     |
| <input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards.<br><input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:<br><br>Boundary notes regarding expansion and contraction are based on legacy designation programs.<br><br>The CCRPC Future Land Use Map identifies several new village centers (for example, in Colchester, Shelburne, and South Burlington) that represent community nodes of existing or planned compact, mixed-use centers bringing together community economic activity and civic assets. Additional details on the plans for these centers can be found in the FLU Map Memo submitted with our application on May 26, 2026. |                                   |   |

| <b>Planned Growth Area</b>   |                      |  |
|--|----------------------|--|
| Municipality   | PGA Name/Description | Boundary Note (optional)                         |
| Burlington   | Burlington           | Expansion. This PGA expands the legacy NDA area. |
| Burlington   | New North End        | Expansion. This PGA expands the legacy NDA area. |
| Burlington   | Winooski             | Expansion. This PGA expands the legacy NDA area. |
| Colchester   | Fort Ethan Allen     | N/A – New PGA                                    |
| Colchester   | Winooski             | Expansion. This PGA expands the legacy NDA area. |
| Essex  | Essex Center         | N/A – New PGA                                    |
| Essex  | Essex Junction       | Expansion. This PGA expands the legacy NDA area. |
| Essex Junction   | Essex Junction       | Expansion. This PGA expands the legacy NDA area. |
| Hinesburg  | Hinesburg            | Expansion. This PGA expands the legacy NDA area. |
| Milton   | Main Street          | N/A – New PGA                                    |
| Milton   | Milton               | N/A – New PGA                                    |
| Richmond   | Richmond             | N/A – New PGA                                    |
| Shelburne  | Shelburne            | N/A – New PGA                                    |
| Shelburne  | Shelburne Road North | N/A – New PGA                                    |
| South Burlington   | South Burlington     | Expansion. This PGA expands the legacy NDA area. |
| South Burlington   | Shelburne Road North | Expansion. This PGA expands the legacy NDA area. |
| South Burlington   | Winooski             | Expansion. This PGA expands the legacy NDA area. |
| Williston  | Taft Corners         | N/A – New PGA                                    |
| Williston  | Williston            | N/A – New PGA                                    |
| Winooski   | Winooski             | Expansion. This PGA expands the legacy NDA area. |
| <input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards.<br><input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:<br>Boundary notes regarding expansion and contraction are based on legacy neighborhood development area designation program.<br><br>Supporting information on how the Planned Growth Areas meet statutory requirements can be found in FLU Map Memo submitted with our application on May 26, 2026. |                      |  |

| <b>Village Area</b> |                               |                          |
|---------------------|-------------------------------|--------------------------|
| Municipality        | Village Area Name/Description | Boundary Note (optional) |
| Charlotte           | East Charlotte                | N/A – New Village Area   |
| Charlotte           | West Charlotte                | N/A – New Village Area   |
| Colchester          | Colchester                    | N/A – New Village Area   |

| <b>Village Area</b>   |                               |   |
|---|-------------------------------|---|
| Municipality  | Village Area Name/Description | Boundary Note (optional)                                  |
| Colchester  | Fort Ethan Allen              | N/A – New Village Area                                    |
| Colchester  | Mallet’s Bay                  | N/A – New Village Area                                    |
| Colchester  | Severance Corners             | N/A – New Village Area                                    |
| Colchester  | Warners Corners               | N/A – New Village Area                                    |
| Colchester  | Winooski                      | N/A – New Village Area                                    |
| Essex   | Essex Center                  | N/A – New Village Area                                    |
| Hinesburg   | Hinesburg                     | Expansion. This Village Area expands the legacy NDA area. |
| Huntington  | Huntington                    | N/A – New Village Area                                    |
| Jericho   | Jericho Center                | N/A – New Village Area                                    |
| Jericho   | Jericho Corners               | N/A – New Village Area                                    |
| Jericho   | Riverside/Underhill Flats     | N/A – New Village Area                                    |
| St. George  | St. George                    | N/A – New Village Area                                    |
| Underhill   | Riverside/Underhill Flats     | N/A – New Village Area                                    |
| Underhill   | Underhill Center              | N/A – New Village Area                                    |
| Westford  | Westford                      | Expansion. This Village Area expands the legacy NDA area. |
| <input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards.<br><input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:<br><br>Boundary notes regarding expansion and contraction are based on legacy neighborhood development area designation program. |                               |   |

|  |
|--|
| <p><b>Enterprise Areas</b></p> <p><input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards.</p> <p><input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:</p> <p>In several locations, CCRPC mapped Enterprise Areas adjacent to Planned Growth Areas. In general, when Enterprise areas are adjacent with PGA the Enterprise areas are low impact, adequately buffered, and/or labeling historic uses. For example, in Winooski, the neighborhood-adjacent enterprise area hosts a compact, low-impact industrial park. Winooski’s municipal future land use map plans for this area to remain an industrial/enterprise use, to diversify its limited land base while also providing job opportunities within walking distance of housing.</p> <p>Another example is Burlington, where the municipal future land use map plans for the maintenance of historic industrial uses, including the McNeil Generating Plant, located off Intervale Road and adjacent to existing rail infrastructure (New England Central Railroad).</p> <p><b>Transition Areas</b></p> <p><input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards.</p> |
|--|

|  |
|--|
| <input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:  |
| <b>Resource-based Recreation Areas</b><br><input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards.<br><input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:       |
| <b>Hamlets</b><br><input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards.<br><input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:                               |
| <b>Rural Areas: General</b><br><input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards.<br><input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:                  |
| <b>Rural Areas: Agriculture and Forestry</b><br><input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards.<br><input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context: |
| <b>Rural Areas: Conservation</b><br><input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards.<br><input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:             |

## PART D – COMPATIBILITY WITH ADJACENT REGIONAL PLANNING AREAS

Per 24 V.S.A. § 4348(h)(4), for the Land Use Review Board to issue a determination of plan compliance, it must find that the plan is compatible with adjacent regional planning areas. 24 V.S.A. § 4302(f)(2) defines “compatibility” as follows:

(2) As used in this chapter, for one plan to be “compatible with” another, the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan. If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if it includes the following:

- (A) a statement that identifies the ways that it will significantly reduce the desired effect of the other plan;
- (B) an explanation of why any incompatible portion of the plan in question is essential to the desired effect of the plan as a whole;
- (C) an explanation of why, with respect to any incompatible portion of the plan in question, there is no reasonable alternative way to achieve the desired effect of the plan; and
- (D) an explanation of how any incompatible portion of the plan in question has been structured to mitigate its detrimental effects on the implementation of the other plan.

### Page numbers:

#### Narrative:

The ECOS Plan is compatible with the regional plans of adjacent Regional Planning Commissions (Addison County RPC, Central Vermont RPC, Lamoille County RPC, and Northwest RPC). The core policies of the ECOS Plan—directing growth to designated centers, protecting working lands and natural resources, supporting regional transportation networks, and advancing climate and equity goals—are consistent with the land use and development strategies of neighboring regions (pp. 77-78).

#### **Land Use and Growth Patterns**

The Future Land Use Map (Chapter 5, pp. 74) designates compact growth areas in municipalities along county boundaries (e.g., Hinesburg, Milton, Williston) in ways that align with adjacent regions’ goals to concentrate development in centers and protect rural landscapes. These policies reinforce, rather than diminish, neighboring RPC strategies to limit sprawl, preserve farmland, and protect natural resources.

#### **Transportation Systems**

The Metropolitan Transportation Plan, integrated into the ECOS Plan (Chapter 7, pp. 91-99), identifies highway, transit, bike/ped, airport, and rail improvements that serve regional travel needs and support cross-boundary movement of people and goods. Adjacent RPCs also emphasize safe, efficient corridors and multimodal access, and no conflicts have been identified.

#### **Natural Resource Protection**

Flood resilience, water quality, forest block, and habitat connectivity strategies (Chapter 2, pp. 42-49, Chapter 3, pp. 50-56) are compatible with neighboring regions’ priorities for watershed health, river corridor management, and forestland protection. Shared resources, such as the Winooski River and Lake Champlain, are managed through basin planning processes that involve multiple RPCs, ensuring coordinated approaches.

### **Economic Development and Housing**

The ECOS Plan's housing targets (Supplement 7) and economic development actions (Chapter 10, pp. 129-131) are coordinated with state or regional frameworks and support shared workforce and housing markets across county boundaries. No provisions significantly reduce the desired effect of other regional plans.

The ECOS Plan will not significantly reduce the desired effect of adjacent regional plans. No incompatible provisions have been identified. The plan reinforces regional and statewide frameworks for land use, transportation, housing, natural resources, and equity, advancing compatibility with Addison, Central Vermont, Lamoille, and Northwest RPC plans.

### **Version log**

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- Version 1 – original draft
- Version 2 – incorporating LURB feedback to ask more specifically about how the process promoted “meaningful engagement.”
- Version 3 – Corrected typos. Changed “comments – optional” to “narrative.” Added text prompting explanation of how each section’s requirements were met. Finalized text about describing how meaningful engagement was undertaken.
- Version 3.1 – Corrected typos, edited all statutory references to ensure consistent format, corrected one inaccurate statutory reference on page 15; made very minor wording changes to “New Tier 1B Requests” and “Part B” headings. Added instructions to address Act 59 goals and how areas planned for growth can accommodate housing targets.
- Version 4 – Expanded Future Land Use Element table with additional columns to describe specific downtown centers, village centers, etc. by municipality.