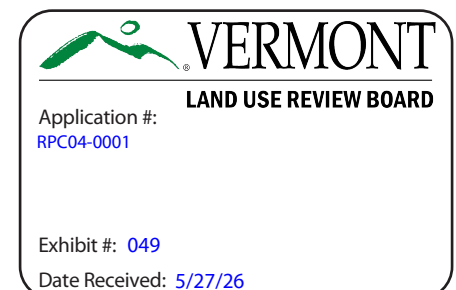


To: Vermont Land Use Review Board
From: Taylor Newton, Planning Program Director
Date: May 26, 2026
Re: *Tier 1B Memorandum*

This memorandum accompanies Chittenden County Regional Planning Commission's (CCRPC) Application Request for Tier 1B Status as outlined in Section 1.302(B)(4) of the LURB Guidelines for Regional Planning Commission Applications. CCRPC is requesting Tier 1B approvals for eligible areas in 12 out of 19 municipalities in our region as summarized below and on the map on the following page. Tier 1B eligible areas were mapped in accordance with the 24 V.S.A §4348(a)(12). Documentation on eligibility and compliance with 10 V.S.A §6033(c) for all eligible areas is enclosed.



Tier 1B Opt-In Summary			
Land Use Category	Total Areas	Municipality	Area Name
Downtown Centers	7	Burlington	Burlington
		Essex Junction	Essex Junction
		Milton	Milton
		Shelburne	Shelburne
		South Burlington	South Burlington
		Williston	Taft Corners
		Winooski	Winooski (partial)
Village Centers	12	Bolton	Bolton
		Burlington	New North End
		Hinesburg	Hinesburg
		Jericho	Jericho Center
		Jericho	Jericho Corners
		Jericho	Riverside/Underhill Flats
		Milton	Main Street
		Richmond	Richmond
		Shelburne	Shelburne Road South
		South Burlington	Shelburne Road North
		Westford	Westford (partial)
		Williston	Williston
Planned Growth Areas	16	Burlington	Burlington
		Burlington	New North End
		Burlington	Winooski
		Essex Junction	Essex Junction
		Hinesburg	Hinesburg
		Milton	Main Street
		Milton	Milton
		Richmond	Richmond
		Shelburne	Shelburne
		Shelburne	Shelburne Road North
		South Burlington	South Burlington
		South Burlington	Shelburne Road North
		South Burlington	Winooski
		Williston	Taft Corners
		Williston	Williston
		Winooski	Winooski
Village Area	4	Hinesburg	Hinesburg
		Jericho	Jericho Center
		Jericho	Jericho Corners
		Jericho	Riverside/Underhill Flats

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

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

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

Hinesburg		
Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Hinesburg
Planned Growth Area	X	Hinesburg
Village Area	X	Hinesburg
Notes:		
<i>Has duly adopted and approved and confirmed planning process 24 VSA §4350</i>		Confirmation Date: 4/15/2026 See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §4414, 4418, 4442</i>		Bylaw Adoption Date: 9/17/2025
<i>Excludes identified flood hazard and fluvial erosion areas, except those area containing preexisting development in areas suitable for infill development (10 VSA §6033(c)(3) and (4))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development (10 VSA §6033(c)(5))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: The Town has a municipal water supply system that serves the Village Center and Planned Growth Area. Wastewater Infrastructure: The Town has a municipal wastewater system that serves the areas. Soils: n/a
<i>Has adequate municipal staff, municipal officials, or contracted capacity (10 VSA §6033(c)(6))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

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

Milton		
Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	X	Milton
Village Center	X	Main Street
Planned Growth Area	X	Main Street, Milton
Village Area	n/a	
Notes:		
<i>Has duly adopted and approved and confirmed planning process 24 VSA §4350</i>		Confirmation Date: 4/15/2026 See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §4414, 4418, 4442</i>		Bylaw Adoption Date: 4/6/2026
<i>Excludes identified flood hazard and fluvial erosion areas, except those area containing preexisting development in areas suitable for infill development (10 VSA §6033(c)(3) and (4))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development (10 VSA §6033(c)(5))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: The Town has a municipal water supply system that serves the areas. Wastewater Infrastructure: The Town has a municipal wastewater system that serves the areas. Soils: n/a
<i>Has adequate municipal staff, municipal officials, or contracted capacity (10 VSA §6033(c)(6))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Richmond		
Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Richmond
Planned Growth Area	X	Richmond
Village Area	n/a	
Notes:		
<i>Has duly adopted and approved and confirmed planning process 24 VSA §4350</i>		Confirmation Date: 3/18/2026 See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §4414, 4418, 4442</i>		Bylaw Adoption Date: 8/25/2025
<i>Excludes identified flood hazard and fluvial erosion areas, except those area containing preexisting development in areas suitable for infill development (10 VSA §6033(c)(3) and (4))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development (10 VSA §6033(c)(5))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: The Town has a municipal water supply system that serves the areas. Wastewater Infrastructure: The Town has a municipal wastewater system that serves the areas. Soils: n/a
<i>Has adequate municipal staff, municipal officials, or contracted capacity (10 VSA §6033(c)(6))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Shelburne		
Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	X	Shelburne
Village Center	X	Shelburne Road South
Planned Growth Area	X	Shelburne, Shelburne Road South
Village Area	n/a	
Notes:		
<i>Has duly adopted and approved and confirmed planning process 24 VSA §4350</i>		Confirmation Date: 3/20/2019 See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §4414, 4418, 4442</i>		Bylaw Adoption Date: 1/28/2026
<i>Excludes identified flood hazard and fluvial erosion areas, except those area containing preexisting development in areas suitable for infill development (10 VSA §6033(c)(3) and (4))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development (10 VSA §6033(c)(5))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: The Town has a municipal water supply system that serves the areas. Wastewater Infrastructure: The Town has a municipal wastewater system that serves the areas. Soils: n/a
<i>Has adequate municipal staff, municipal officials, or contracted capacity (10 VSA §6033(c)(6))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

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

Westford		
Municipal Resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Westford (partial)
Planned Growth Area	n/a	
Village Area	n/a	
<p>Notes: Westford is opting-in only for portions of its Village Center that are currently a part of the Neighborhood Development Area (NDA) state designation program. Attached is a letter from the Westford Selectboard explaining their decision to partially opt-in to Tier 1B.</p>		
<i>Has duly adopted and approved and confirmed planning process 24 VSA §4350</i>		Confirmation Date: 3/17/2021 See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §4414, 4418, 4442</i>		Bylaw Adoption Date: 6/14/2024
<i>Excludes identified flood hazard and fluvial erosion areas, except those area containing preexisting development in areas suitable for infill development (10 VSA §6033(c)(3) and (4))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development (10 VSA §6033(c)(5))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: Wastewater Infrastructure: Soils: Class I, II, and/or III on-site septic soils are generally available in the area.
<i>Has adequate municipal staff, municipal officials, or contracted capacity (10 VSA §6033(c)(6))</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

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

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