



To: Land Use Review Board
From: Taylor Newton, Planning Program Director
Date: June 2, 2026
Re: 2026 ECOS Plan – Text Edits

On May 27, 2026, Chittenden County Regional Planning Commission (CCRPC) submitted the 2026 ECOS Plan and an application to the Land Use Review Board (LURB) for a determination of regional plan compliance. After the application was submitted, the LURB requested that CCRPC provide a summary of text edits made to the 2026 ECOS Plan between the preapplication process in December 2025 and submittal of the application in May 2026.

Summary: Required Revisions

CCRPC made several substantial plan edits in response to the required revisions outlined in the LURB’s December 22, 2025 preapplication comments. These text edits are organized below by the state planning goal identified by the LURB as needing updates to meet statutory requirements:

State Planning Goal #3: CCRPC addressed this required revision by providing additional information about the region’s career and technical education centers (vocational) schools and private schools (pp. 145-146). Two specific actions were also added to the plan to address required revisions. A specific action titled “Develop Partnerships that Build Pathways to Promising Careers” was added to the Economy Chapter to identify the RPC’s key role as a facilitator between the public and private sector to address workforce development issues in collaboration with Greater Burlington Industrial Development Corporation (GBIC) (p. 129).

State Planning Goal #5: CCRPC addressed the required revisions related to state planning goal #5 by entirely rewriting Chapter 15 Scenic, Recreational and Historic Resources (pp. 153 -160). The 2026 ECOS Plan now provides additional context about the importance of identifying, protecting, and preserving natural and historic features within the region. The plan reviews efforts to identify and protect scenic resources in the region. This is followed by documentation of state and national historic districts in the region, information about the regulation of historic resources and building design in the region, and a discussion about the role of historical societies in the region. Actions in this section have also been almost entirely rewritten to better reflect the RPC’s efforts to work with our municipalities to identify, protect and preserve scenic, recreational, and historic resources (pp. 158-159). A scenic, recreational, and historic resources map was also added (p. 160).

CCRPC also addressed the required revisions related to state planning goal #5 by adding information to Chapter 2: Ecological Systems explaining Rare and Irreplaceable Natural Areas, Significant Natural Communities, and Conserved Land in Chittenden County (p. 44). CCRPC also added a Protected Lands/Conserved Areas Map (p. 46).

Summary: Other Substantial Edits

CCRPC also edited the 2026 ECOS Plan to address several LURB advisory comments and public comments received during CCRPC’s public hearing process. The following is a summary of these edits organized by plan chapter:

Introduction: In response to public comments, CCRPC edited the Population, Employment & Household Forecast subsection to provide more clarity regarding the forecasts and targets used to develop the plan, and an explanation of CCRPC's plan to update the forecast (p. 25).

Chapter 3: Watershed Health: Actions 1.b, 1.d, and 4 were edited to clarify how CCRPC will assist with bridge/culvert redesign implementation, support municipal river corridor and floodplain regulation, and support the study and implementation of community wastewater solutions to enable housing in areas planned for growth (pp. 55-56).

Chapter 4: Working Lands: The plan was edited to include updated national land cover data (p. 58). Updated information about bedrock geology and mining, and an action to inventory sand and gravel resources, were added to address LURB advisory comments (pp. 61-62).

Chapter 5: Land Use: A paragraph connecting the high concentration of brownfields locations in Winooski and Burlington, and the high prevalence of lower incomes households in those neighborhoods, was added to the plan (p. 67). A paragraph about data centers, and a related action, were added in response to public comment (p. 68, p. 80). Figure 10 was updated to incorporate edits to the regional future land use map (p. 72).

Chapter 7: Transportation: More explanation about the integration of the Metropolitan Transportation Plan (MTP) and the ECOS Plan was added (p. 92).

Chapter 8: Housing: Data about household size and household growth in Chittenden County was added (p. 101). The plan was also edited to reflect a common theme CCRPC staff heard during public outreach: concern about a lack of housing choice in rural Chittenden County (p. 101). A paragraph about housing trust funds was also added (p. 101). Information about senior housing and assisted living facilities was added to the plan (p. 104). Actions about anti-displacement, the need to study the impact of deed restrictions on infill housing, and housing retention were also added to address concerns about having adequate housing choice throughout the county.(pp. 112-113).

Chapter 13: Infrastructure and Facilities: A more thorough explanation of existing water systems was added to this chapter (p. 143). Reference to the Community and Housing Infrastructure Program (CHIP) was added to Action 1.b (p. 149). Action 7 was added to address the future locations of educational facilities in the region and the adaptive reuse of educational facilities that are no longer serving that purpose (p. 150).

Supplement 6: Energy Analysis, Targets, Methodology: Edits to this supplement were completed to address comments from the Public Service Department. This includes revising Table 1 to better display Chittenden County's energy burden compared to the state (p. 6), updating Tables 4 to 11 to reflect the latest energy use data (pp. 19-22), and substantial edits to the renewable electricity generation targets and potential subsection to better explain the connection between the State Comprehensive Energy Plan, the VELCO Long-range Transmission Plan, and the ECOS Plan (pp. 30-31). Tables 26, 29 and 30 were also updated to include the most up-to-date data (pp. 31, 37-38).

Supplement 7: Housing Data: Information about how the municipal housing targets were developed, and how it is linked to the regional land use goal, was added (pp. 11-12).