

To: Sarah Hadd, Land Use Review Board
From: Taylor Newton, Deputy Director
Date: July 17, 2026
Re: CCRPC Application – Supplemental Information

This memo responds a July 10, 2026, request from the Land Use Review Board (LURB) designated member for Chittenden County Regional Planning Commission (CCRPC) to provide more information about CCRPC's response to LURB advisory comments from the preapplication review of the draft 2026 ECOS Plan.

CCRPC understood that the LURB's preapplication comments included both required items and advisory recommendations. CCRPC staff reviewed all comments with our Long-range Planning Committee (LRPC), addressed required items and incorporated the vast majority of advisory comments in the final 2026 ECOS Plan.

LURB Advisory Comments – Future Land Use Map

The following summarizes how CCRPC reviewed the LURB's preapplication comments regarding advisory changes to the regional FLU map:

1. Winooski Downtown Center – CCRPC reviewed the LURB's advisory comment to consider expansion of the Winooski Downtown Center with Winooski Planning Director, Ravi Venkataraman, on February 10, 2026. Based on this conversation, CCRPC decided to wait to make any changes to Winooski's Downtown Center future land use district. This decision was based on consideration of two other projects that both CCRPC and City staff think should inform future conversations about the Downtown Center's boundary: the Winooski City Plan and a building typologies project focused on infill housing on small lots. Upon completion of those projects in mid to late 2026, the City and CCRPC will reengage on this topic. Any potential changes to district boundaries would be incorporated into amendments to the ECOS Plan in 2028.
2. Shelburne South Village Center – The following is a summary of the key points made by CCRPC during our meeting with the LURB in March 2026 that supports designation of the Shelburne South Village Center as a Village Center:

Based on conversations with the Shelburne Selectboard and Planning Commission on February 12, 2026, Shelburne's South Village Center is Town's top priority. The [Town Plan](#) has several maps that designate future land use areas. The South Village Center is designated in the Shelburne Town Plan in the following manner:

- Map 2 – Planning Areas – The South Village Center is shown as Growth Area 2: "Growth Area 2 contains the majority of Shelburne's residential neighborhoods. It also hosts commercial and industrial activities that do not fit into the Village Center but are well suited for other locations within the Sewer Service Area. Growth Area 2 is served by the municipal sewer system under the Town's Sewer Service Allocation Ordinance" (p. 20).

- Map Book 2, Growth Area 2, With Sub-Areas – The South Village Center is shown as Mixed Use Sub-Area: “The Town aspires for this area to feature more diverse residential and commercial uses, to enhance livability in surrounding neighborhoods, and to introduce community identity that will enhance arrival to Shelburne “(p.21).

The South Village Center is included in the Shelburne Road 1 (SR-1) Zoning District in the Shelburne Development Regulations adopted in early 2026. This district implements the plan’s goals with the following purpose: the SR-1 Zoning District is “the town primary growth area and the preferred location for new development” with a focus on establishment of “pedestrian-oriented centers with small-scale neighborhood-serving businesses and upper floor housing.” Regulations in the SR-1 District include the following:

- A maximum density of 20 units per acre (minimum lot area per unit of 2,100 sq. ft.)
- A 15 feet build-to-line with minimum 75% build-to-line coverage
- A 90% lot coverage maximum
- A 48 feet max building height
- Building massing and articulation standards
- No maximum building footprint

The South Village Center is home to the Dutch Mill Restaurant which is on the State Historic Register. The Determination of Eligibility Form from 2023 states that the restaurant is “rare example of roadside mimetic architecture in Vermont.” This South Village Center is home to several civic assets including Heartworks, a child care facility, and Lakeview Community Care Home, a Howard Center-operated licensed residential care home for 16 adult clients. Clients that live in the home are enrolled in the Howard Center’s [Community Support Program](#) for adults with severe and/or persistent mental health challenges.

Based on our conversations with the LURB in March 2026, CCRPC understood the Board to be generally supportive of the South Village Center meeting the statutory requirements of a Village Center.

3. Milton Planned Growth Area – The LURB made a preapplication advisory recommendation to provide more information about the walkability of Milton’s Planned Growth Area (PGA). CCRPC finds that all parts of Milton’s PGA are well connected to Milton’s Downtown Center or Village Center via bicycle and pedestrian infrastructure. CCRPC’s bike and pedestrian GIS dataset shows the location of this infrastructure and can be viewed on the [CCRPC FLU map viewer](#); this data could also be added to the LURB map viewer via streaming from the Vermont Center for Geographic Information (VCGI). The dataset shows sidewalks connecting from Checkerberry, west of the Downtown Center, to McMullen Road and the neighborhoods in the southeastern PGA, all the way to the north via River Street and Railroad Street to Milton’s historic Village Center and the neighborhoods on North Road.

4. Hinesburg Village Area – The LURB made a preapplication advisory recommendation to provide more information about the Village Area south of the Village Center. Specifically, the LURB asked why the area is best suited to Village Area instead of Planned Growth Area or a Rural Area.

CCRPC has only mapped areas as PGA when the area is served by both municipal water and wastewater infrastructure. CCRPC has also avoided mapping areas as rural land use categories when there is water and/or wastewater infrastructure present. The Village Area on New South Farm Road, located south the Village Center, has been mapped as Village Area because it is served only by municipal water infrastructure. The neighborhood is not served by municipal wastewater infrastructure. Mapping this location as a Village Area is comparable to how similar places are mapped in other municipalities in the region.

5. Shelburne Planned Growth Area – The LURB has requested additional information about an area north of Thomas Road that was mapped as Transition Area in CCRPC’s preapplication submittal. This parcel, known as the O’Brien property, is located between Irish Hill Road and Thomas Road. This parcel has been changed from Transition Area to Planned Growth Area in the 2026 ECOS Plan due to several key policy changes at the municipal level, including changes to the Town Plan and Development Regulations, since CCRPC initially submitted the draft 2026 ECOS Plan for LURB preapplication review in October 2025:

- a. Town Plan – The [Shelburne Town Plan](#) was amended in April 2026. This amendment changed the municipal future land uses category for this property from “Rural” to “Growth Area 1” and “Growth Area 2” on the Planning Areas Map (Map 2). The property was also changed from “Rural Area” to “Shelburne Falls” and “Residential” on the municipal Composite Future Land Use Map (Map 5).
- b. Shelburne Development Regulations – The [Shelburne Development Regulations](#) were amended in January 2026. This amendment changed the zoning district assigned to this property from Rural to Village 2 (V-2) and Residential Neighborhood (R-N).
- c. Sewer Ordinance – The Town amended its Sewer Ordinance, including its sewer service area, to include the O’Brien property on January 28, 2025.
- d. Predevelopment Agreement – The Town signed a predevelopment agreement with the owner of the property in 2024. This predevelopment agreement commits the landowner to build pedestrian infrastructure connecting property to Falls Road and to Spear Street if the property is ever developed. In addition, the predevelopment agreement commits the property owner to working with Green Mountain Transit to determine the viability of public transit serving the site.

6. Essex Enterprise Area – The LURB has asked for more information about a PGA located on Allen Martin Drive in the preapplication submittal that is now mapped as Enterprise Area. CCRPC made this map change after consultation with the Essex Planning Commission (see minutes from the February 26, 2026 [Essex PC meeting](#)). The change was made to ensure regional consistency in the

use of the Enterprise FLU area category. Other map changes in Williston, specifically the areas west of Taft's Corners where land also changed from PGA to Enterprise, prompted CCRPC to reassess how this similar area in Essex is mapped on the regional future land use map.

7. Jericho Village Area – The LURB provided CCRPC with a preapplication advisory recommendation to provide more information on the walkability of Jericho's Village Area to Jericho's Village Centers.

Most of the Village Area in Jericho is served by low-traffic residential streets with low speed limits (25 mph) and no sidewalks. In this context, we concluded that this constitutes walkability. CCRPC's classification of these areas as Village Areas is comparable to similar Village Areas in Colchester or PGAs in Essex, Shelburne and Williston.

In addition, the Town of Jericho has been actively implementing its [Bicycle and Pedestrian Facility Master Plan](#) since 2015. Sidewalks have been built in each of Jericho's three Village Centers over the past 15 years including a new sidewalk in the Riverside Village on VT Route 15 that was constructed this past fiscal year. The Town's [capital budget](#) plans for the construction of additional facilities on Lee River Road (funded via a VTrans Transportation Alternatives grant) and Browns Trace this fiscal year. A future multi-use path is planned on VT Route 15 connecting Griswold Street to Raceway Road in the future (VT Route 15 currently has an expanded shoulder on this stretch of road). This multi-use path will then extend along Raceway Road to connect to Riverside Village Center. This preferred alternative to connect Jericho Corners and Riverside Village Centers was chosen by the Jericho Selectboard in this [scoping study](#) completed in 2024.

The Town will work with CCRPC and a consultant to develop an updated Bike and Pedestrian Active Transportation Plan in FY28 (this project was planned for FY27 but deferred to FY28 due to budget constraints). This plan will help the Town reprioritize projects to move towards scoping, design, and construction over the next ten years.

8. Colchester – Transition Area – The LURB has asked for more information about an area along VT Route 2A in Colchester that has changed from Village Area to Rural Conservation (instead of Transition Area) on the regional future land use map.

To explain this change requires an understanding of how CCRPC has implemented the VAPDA Mapping Methodology. Specifically, CCRPC has chosen to include protected natural resources within Downtown Centers, Village Centers, Planned Growth Areas, and Village Areas. In this specific area near Lily Lane, there is a Highest Priority Connectivity Block. This Highest Priority Connectivity Block was included within the Village Area and was not mapped as Rural Conservation like other Highest Priority Connectivity Blocks in the region.

During pre-application review, the LURB stated that it could not determine if the area along VT Route 2A east of the Village Center met the requirements of a Village Area. That statement led CCRPC to consult with the LURB and Town staff. The result of this consultation led to mapping this area as a Transition Area.

CCRPC does not include protected natural resources, like Highest Priority Connectivity Blocks, within Transition Areas. What this means is that CCRPC has now mapped the Highest Priority Connectivity Block near Lily Lane as Rural Conservation.

LURB Advisory Comments – Plan Text

The following addresses LURB advisory comments related to text in the 2026 ECOS Plan. The goal numbers cited below are the planning goals in 24 V.S.A. §4302.

1. Goal #1 – CCRPC did not address the advisory comment to insert more discussion in the plan about public comments citing the lack of rural housing choices. CCRPC has documented this important feedback in ECOS Plan – Supplement #1 – Public Process and have included several actions in the plan to work with municipalities on infrastructure project to support diverse housing types (Chapter 5, Action 2(b)) and on developing/regulating agricultural housing (Chapter 5, Action 4(d)). CCRPC will work with a consultant in FY27 to complete a regional housing needs assessment (Chapter 8, Action 3(b)) which will characterize existing housing stock in our rural communities and identify other housing choices in those communities that could help fulfill market needs and provide opportunity for housing choices beyond the typical single-unit dwelling.
2. Goal #2 – Arts Economy – CCRPC did not address this advisory comment in the 2026 ECOS Plan. Existing references to the 2021 CreateVT Action Plan in Chapter 14: Arts and Culture provides sufficient basis to cooperate with Vermont Arts Council on future implementation projects while avoiding the use of data that may already be unreliable or stale since the publishing of the CreateVT Action Plan in 2021.
3. Goal #9 – Regenerative Economy – CCRPC tried to address the LURB’s advisory comments on the regenerative economy by adding this sentence: “having working lands that are regenerative, and allow farmers to be effective stewards of the land and economically secure, is vitally important to the future of Chittenden County.” See page 59.
4. Goal #9 – Agricultural Lands – CCRPC did not address this advisory comment in the 2026 ECOS Plan; doing so would require a level of research and analysis to understand these issues in Chittenden County that was not possible in this time period. The [Vermont Agriculture and Food System Strategic Plan 2021 – 2030](#) plan is referenced in Chapter 4: Working Lands and provides a thorough discussion about changing markets and diversified agriculture, allowing the 2026 ECOS Plan to reference the work rather than duplicate it.

5. Goal #9 – Accessory On-Farm Businesses - CCRPC did not address this advisory comment in the 2026 ECOS Plan for reasons similar to those referenced in the above response. Existing references to the [Vermont Agriculture and Food System Strategic Plan 2021 – 2030](#) plan also seem sufficient to support any future work with accessory on-farm businesses in the county. CCRPC can assist municipalities in developing on-farm business regulations.

6. Goal #15 – Social Services and Charitable Groups – CCRPC did not address the advisory comment to mention how social services and charitable groups may be able to increase engagement across communities. Meaningfully addressing this advisory comment would take a substantial amount of time to do well. In addition, engaging with social services organizations was not feasible given the project timeline and the current demands of social service organizations in Chittenden County. CCRPC is currently updating our [Public Participation Plan \(PPP\)](#) and will take this advisory comment into consideration as a part of the development of that plan.

Contact: Taylor Newton (tnewton@ccrpcvt.org or (802) 846-4490 x115)