



LAND USE REVIEW BOARD

10 Baldwin Street
Montpelier, Vermont 05633-3201

MEMORANDUM

To: Taylor Newton, CCRPC Planning Program Director

From: Sarah Hadd, Land Use Review Board Member

Date: July 10, 2026

Re: CCRPC Application

I have completed an initial review of the Chittenden County Regional Planning Commission's application for a determination of regional plan compliance for the 2026 ECOS Plan, plan, and supplemental information. I have also reviewed the preapplication response and Board comments made at the March 2026 LURB meetings at which CCRPC presented additional information. As the designated Board lead for this application, I have the following recommendations regarding the proposed future land use areas:

1. There was an advisory recommendation regarding the City of Winooski's downtown future land use area on page 25 of the preapplication response:
"Either eliminate the legs and consolidate to a broader core or include nearly the whole city in the downtown center. The area along East Spring Street and West Spring Street should be considered for inclusion in the downtown center."
It would be beneficial to have information included with the application as to why this advisory comment was not taken.
2. The Shelburne South Village Center is addressed in the supplemental information submitted with the application in Exhibit 40 "FLUMap_Memo_with_supplemental_memos" dated May 26, 2026. These memos were presented to the Board in March 2026. It would be beneficial to have information included with the application that reiterates the information orally presented to the Board regarding this specific area in March.
3. The Milton planned growth future land use area had an advisory recommendation on page 34 of the preapplication response that requested additional information on the walkability of the outer edges of this area. It would be beneficial to have information included with the application addressing this comment.
4. Within the Town of Hinesburg, there is a village area for which an advisory recommendation was made to consider the area planned growth or rural area on page 39 of the preapplication response. Information addressing this would be beneficial.
5. Since the preapplication, there is a change to the Shelburne transition area north of Thomas Road to planned growth area that was requested by the municipality. Please provide additional information on this.
6. Within the Town of Essex, a portion of planned growth area along Allen Martin Drive was changed since the preapplication to enterprise area at the request of the municipality. Please provide additional information on this.
7. In the Jericho village area there was an advisory recommendation on page 39 of the preapplication to provide additional information on walkability or consider transition/infill or rural general for the periphery of the centers. Additional information on walkability would be beneficial.



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8. A transition / infill area in Colchester along Route 2A was changes to rural conservation since the preapplication. Please provide additional information on this.

Additionally, the preapplication response had the following advisory recommendations that, although not required to be, do not appear to be addressed. Please provide information as to if and how these items were addressed in the ECOS Plan or, if not, a statement as to why.

1. Goal 1: Public outreach revealed concerns about lack of affordable places to live in rural communities (page 58) and discussion of this issue was advised.
2. Goal 2: Consider drawing an arts linkage to the Economy chapter more directly and consider highlighting 2021 Create Vermont Action Plan projects.
3. Goal 9: The “Regenerative Economy” section consider adding context to recognize farmers as stewards of the land that often struggle with the economics of production (page 54).
4. Goal 9: The “Agricultural Lands” section consider adding diversified agriculture info in addressing changing markets and climate conditions (was page 55 now page 61).
5. Goal 9: The “Farm to Plate” section in the Economy Chapter consider adding discussion of accessory on farm businesses (was page 120 now eliminated).
6. Goal 15: The Social Connectedness chapter consider including mention of how social service and charitable groups serving the area can help increase engagement across communities (page 148 now page 165).

Please provide any additional materials or written response to the Board via email to act250.board@vermont.gov if at all possible prior to the July 23, 2026 scheduled hearing.