

Lamoille County Planning Commission

PO Box 1637
52 Portland Street, Second Floor
Morrisville, Vermont 05661

www.lcpcvt.org

(802) 888-4548 • e-mail: lcpc@lcpcvt.org • fax: (802) 888-6938

TO: Lamoille County Municipal Legislative Body Chairs
Executive Directors – Chittenden County Regional Planning Commission, Northwest
Regional Planning Commission, Central Vermont Regional Planning Commission,
Northeastern Vermont Development Association
Alex Farrell, Commissioner, Dept. of Housing and Community Development;
Chair, Community Investment Board
Julie Moore, Secretary, Agency of Natural Resources
Anson Tebbetts, Secretary, Agency of Agriculture, Food
and Markets Joe Flynn, Secretary, Agency of
Transportation
Kerrick Johnson, Commissioner, Department of Public Service
Eric Forand, Director, Department of Public Safety, Division of Emergency
Management Janet Hurley, Chair, Land Use Review Board
Lauren Hierl and Jon Groveman, VNRC

CC: Town/Village Managers/Administrators/Clerks
Pat Ripley, Lamoille Economic Development Corporation

FROM: Tasha Wallis, LCPC Executive Director

DATE: January 12, 2026

RE: 2026 Lamoille County Regional Plan Amendment Preliminary Review Submission

The Lamoille County Planning Commission (LCPC) is pleased to present the draft 2026 Lamoille County Regional Plan for preliminary review by the Vermont Land Use Review Board (LURB). The draft 2026 Regional Plan can be found at <https://www.lcpcvt.org/regional-plan>.

The Act 181 checklist for statutory conformance can be found in Appendix A of the Regional Plan and is included in this Preliminary Review submission. Additional memos included with this submission provides greater detail related to revisions to the Future Land Use Map and Tier 1B Designation requests.

Note in 2024 the LCPC went through an extensive update of the Energy chapter and Enhanced Energy Plan to comply with the latest standards outlined in Act 174. The LCPC received Determination of Energy Compliance in 2024. This Regional Plan Amendment did not amend the Energy chapter of the Regional Plan beyond simple Act 181 definition references. A separate notice with the updated Act 174 checklist per this Regional Plan Amendment will be provided to the Vermont Public Service Department.



Lamoille County Planning Commission

PO Box 1637
52 Portland Street, Second Floor
Morrisville, Vermont 05661
www.lcpcvt.org

(802) 888-4548 • e-mail: lcpc@lcpcvt.org • fax: (802) 888-6938

For further information, questions, or to submit written comments, please contact Tasha Wallis, Executive Director at tasha@lcpcvt.org.

Comments related to the preliminary review must be received on or before the 60-day LURB review process by March 16, 2026, in order to be incorporated into the final warned version of the Regional Plan Amendment. Members of the public and municipal partners will have additional opportunities to provide comments during the formal public hearing process.

The first public hearing on the 2026 Lamoille County Regional Plan Amendment is scheduled for March 24th at 6:30 pm as part of the LCPC Board of Directors meeting. The Second Hearing is scheduled for May 26th, 2026, at 6:30 pm. The LCPC Board meetings and public hearings are held as hybrid meetings. A zoom meeting option will be available in addition to an in-person option held at the offices of the Lamoille County Planning Commission. All LCPC Public Hearing notices will be posted on our website at: <https://www.lcpcvt.org/public-hearing>.

Public Engagement and the 2026 Regional Plan Amendment

In early March 2025 the Lamoille County Planning Commission began public outreach for the 2026 Amendment of the Lamoille County Regional Plan. Throughout 2025 the Lamoille County Planning Commission conducted meaningful public engagement through the following means to inform the 2026 Regional Plan Amendment and the vision for Lamoille County:

- Conducted a Regional Plan Survey receiving responses representing all 10 towns in the Region
- Distributed hard copies of the Regional Plan Survey to local Clerk's Offices in all 10 Towns
- Posted Regional Plan flyers at local grocery stores, hardware stores, and other local businesses
- Distributed the Regional Plan Survey on online forums (Front Porch Forum, via email, LCPC's website, Facebook page)
- Tabled in 3 communities across the County (Cambridge, Stowe, Wolcott) at 2025 Town Meeting Day and distributed flyers for Town Meeting Day in other Lamoille County communities
- Distributed flyers about the Regional Plan and Survey at local Planning Commission, Selectboard, and Village Trustee Meetings
- Conducted municipal trainings and information sessions on Act 181 and Act 47 hosted at LCPC Board of Directors meetings open to the public
- Met with local Planning Commissions, Selectboards, Village Trustees, municipal



Lamoille County Planning Commission

PO Box 1637
52 Portland Street, Second Floor
Morrisville, Vermont 05661
www.lcpcvt.org

(802) 888-4548 • e-mail: lcpc@lcpcvt.org • fax: (802) 888-6938

planning staff to outreach about Act 181, Act 47, the Lamoille County Housing targets, and the proposed changes to the Regional Plan Future Land Use map and how it informs statewide designation programs

- Hosted check-ins with the Lamoille County Board of Directors throughout the Regional Plan Amendment process. The LCPC's Board of Directors represents the 15 municipalities (towns/villages) in Lamoille County
- Hosted Regional public forums on Lamoille River and tributary hydraulic modeling and flood mitigation projects
- Conducted targeted outreach for visioning of sites pursuing property buyouts as a result of the 2023 and 2024 floods
- Coordinated Regional Plan outreach and strategies with the development of the Regional Flood Recovery and Resiliency Plan, Municipal Plan updates, and other Local Hazard Mitigation Plan updates
- Hosted public hearings in accordance with statute.

The Regional Plan Amendment was also informed by LCPC's direct work with communities' flood recovery efforts. Devastating flooding that occurs on a regular basis in Lamoille County hits marginalized and low-income households the hardest. This occurrence highlights how environmental burdens related to flooding and natural hazards are impacting low income and marginalized communities the most in Lamoille County. Since the July 2023 flood, the LCPC has worked closely with LeARN (Lamoille Area Recovery Network) to conduct direct outreach to flood victims who were displaced during recent flooding events. This collaborative with LeARN involves both outreach regarding individual assistance, navigating buyout programs and funding sources, and planning for future flood mitigation projects in flood impacted areas such as Cambridge Village, Jeffersonville, Johnson Village, Wolcott Village, and along the Wild Branch in Wolcott

The LCPC also completed a substantial update to the Regional Plan in 2023 that included direct outreach to the Lamoille Area Racial Equity Alliance, and prevention planning health partners such as Healthy Lamoille Valley, Morrisville Health District, and VT Department of Health.

Key Considerations for the 2026 Regional Plan Update and Future Land Use Map

A new Regional Future Land Use Map was created following the requirements established in Act 181 and outlined in [24 V.S.A. 4348a\(a\)\(12\)](#). This Regional Plan update is occurring at a critical time in Lamoille County. Over the last five years, Lamoille County has experienced numerous disruptions, including the COVID-19 Pandemic, three of the five largest floods on record, and a growing housing



Lamoille County Planning Commission

PO Box 1637
52 Portland Street, Second Floor
Morrisville, Vermont 05661
www.lcpcvt.org

(802) 888-4548 • e-mail: lcpc@lcpcvt.org • fax: (802) 888-6938

crisis. The 2026 Lamoille County Regional Plan Amendment will be the primary policy document guiding land use, community development, and infrastructure investment in the Lamoille Region for the remainder of the 8-year planning cycle ending in November 2031.

Lamoille County's topography of narrow river valleys surrounded by steep hillsides limits areas available for housing and development. These natural barriers are further exacerbated by limited or antiquated infrastructure in most existing Village Centers and Downtowns.

The human costs of these limitations were demonstrated by the 2023 and 2024 floods. These floods devastated many of Lamoille County's Villages and Downtowns along the Main Stem of the Lamoille, highlighting the need to comprehensively reorient development patterns to safer, less flood prone areas of the Region.

To address these challenges, the Regional Plan Future Land Use Map includes modest expansions of some existing Village Centers and Downtowns, several new Village Centers and Hamlets, and Transition Areas depicting safer areas for development adjacent to vulnerable Villages.

Despite these challenges, Lamoille County residents, landowners, and communities continue to demonstrate ongoing success and commitment to conservation. Approximately 44.2% of the Region's land area is conserved and an additional 42.5% is subject to current use protection. Recent conservation successes include large expansions of State forest land, as well as community driven efforts, the Krusch Nature Preserve in Cambridge, and the new Community Forest in Wolcott. Thanks to the efforts of local, regional and state conservation partners, more than 86% of the Region's land area is conserved or under current use. As a result, Lamoille County has met and exceeded both the 30 by 30 and 50 by 50 conservation goals.

In recognition of the importance of the working lands economy to Lamoille County, the Future Land Use Map depicts privately owned farm and forestland within the Working Lands Agricultural and Forestry Land Use Area or the Rural General Area. This includes privately owned land subject to conservation easements, as some easements contain provisions or set asides for housing, supportive enterprises, and/or infrastructure in defined areas. State owned and managed forestland and land about 2,500 feet in elevation is depicted within the Conservation Area.

The Flood Hazard Area and River Corridor have been mapped as an overlay. The area under that overlay has been mapped as the most appropriate land use category per the Act 181 Future Land Use Mapping Guidance. Much of the floodplain and river corridor run through existing working lands and villages. Those areas have been mapped to stay consistent with the surrounding mapped area.



Lamoille County Planning Commission

PO Box 1637
52 Portland Street, Second Floor
Morrisville, Vermont 05661
www.lcpevt.org

(802) 888-4548 • e-mail: lcpc@lcpevt.org • fax: (802) 888-6938

January 15, 2026

Description of changes to the Regional Future Land Use map between the 2023 Regional Plan and the 2026 Regional Plan Amendment:

- The new Lamoille County Land Use Map was created through an extensive and in-depth public process. This memo documents the changes between the land use categories used in the previous Regional Plan and the current Amendment.
- The 2023 FLU map's areas planned for growth were comprised of Centers with Water and Wastewater Infrastructure, Centers without Water and Wastewater Infrastructure, and Centers with only Water Infrastructure. This largely included the designated village centers, designated downtowns, and followed town/village zoning that was available.
- The 2023 FLU utilized three "rural" Categories. Rural and Working Lands, Working Lands in the Floodplain, and Working Lands Forest. These zones were based on the existing floodplain data that LCPC had, as well as land cover data.
- The 2026 FLU map applies the statutory land use categories established by Act 181 and listed in 24 V.S.A. §4348a. These categories are now used by all Vermont regional planning commissions to create their FLU map. The 2026 FLU map identifies land use areas by integrating information from municipal plans, adopted municipal policies, and direct extensive community engagement.

Following are the key changes:

- In the 2026 FLU map, Areas planned for growth are the Downtown Centers, Village Centers, Planned Growth Areas, and Village Areas. Compared to the 2023 map these categories have expanded around many of the designated Villages and Downtowns. These categories are generally aligned with existing and planned infrastructure as well as any existing zoning that the towns have for Villages. The boundaries of these categories have been contracted and/or expanded based on local plans, future land use maps, and the municipalities vision for local growth.

- Rural areas are split into Rural General, Rural Agriculture and Forestry, and Rural Conservation subcategories, providing clearer emphasis on conservation priorities, working lands, and climate resilience.
- The Resource Based Recreation Areas have been separated out of the 2023 Enterprise area and are primarily the ski resorts and surrounding area.
- The Enterprise Areas now only include active gravel pits, industrial parks and areas planned for industrial parks. The Morristown/Stowe Airport is included in this category as the community identifies it as an Enterprise Area.
- The 2026 map added Transition Areas. LCPC used “Transition” to identify a range of areas including areas around traditional village centers that have the potential for growth, but do not fit into the village center or village area categories, as well as in Belvidere in the area along VT RT 118 where the town is seeing growth, but there is a lack of any kind of civic anchor here but it has historically been a center of growth and there is an old School House. The transition areas are considered to be places where additional planning is needed before compact growth can happen.
- Consistent with statute LCPC Decided to outline the Parcel that contains the Eden Asbestos Mine as a standalone “Asbestos Mine” area. Because of the environmental sensitivities in this area, we did not feel it fit into any other categories.
- The Flood Hazard Area and River Corridor have been mapped as an overlay. The area under that overlay has been mapped as the most appropriate land use category per the Act 181 Future Land Use Mapping Guidance. Much of the floodplain and river corridor run through existing working lands and villages. Those areas have been mapped to stay consistent with the surrounding mapped area.

Description of 2023 FLU map Color changes to the 2026 maps:

- Centers with Water and Wastewater Infrastructure (Purple)
 - This category split into Village Centers (Dark Pink), Downtown Centers (Dark Purple), and Planned Growth Areas (Pink) for areas outside Village and Downtown centers that have the infrastructure needed for growth.
- Centers with Water Infrastructure (Red)

- This category has been split into Village Centers (Dark Pink) and Village Areas (Light Pink).
- Centers without Water or Wastewater Infrastructure (Pink)
 - This category was split into Village Centers (Dark Pink) and Hamlets (Brown Dot).
- Enterprise (Blue)
 - This category was split into Resource Based Recreation (Pale Green) for the Ski Resorts and Enterprise (Pale Purple) for the Gravel Pits, Industrial Parks, and the Airport.
- Rural and Working Lands (Brown), Working Lands-Floodplain (Yellow), and Working Lands-Forest (Green).
 - These categories were split into Transition Infill (orange) for areas around Village Centers that have the potential for growth, Rural General (Brown) for the more residential rural areas, Rural Ag and Forestry (Green) for parcels identified as agricultural use as well as parcels in current use, and Rural Conservation (Dark Green) for parcels that are formally conserved, are protected wetlands, elevations above 2,500', and that are not in Current Use.

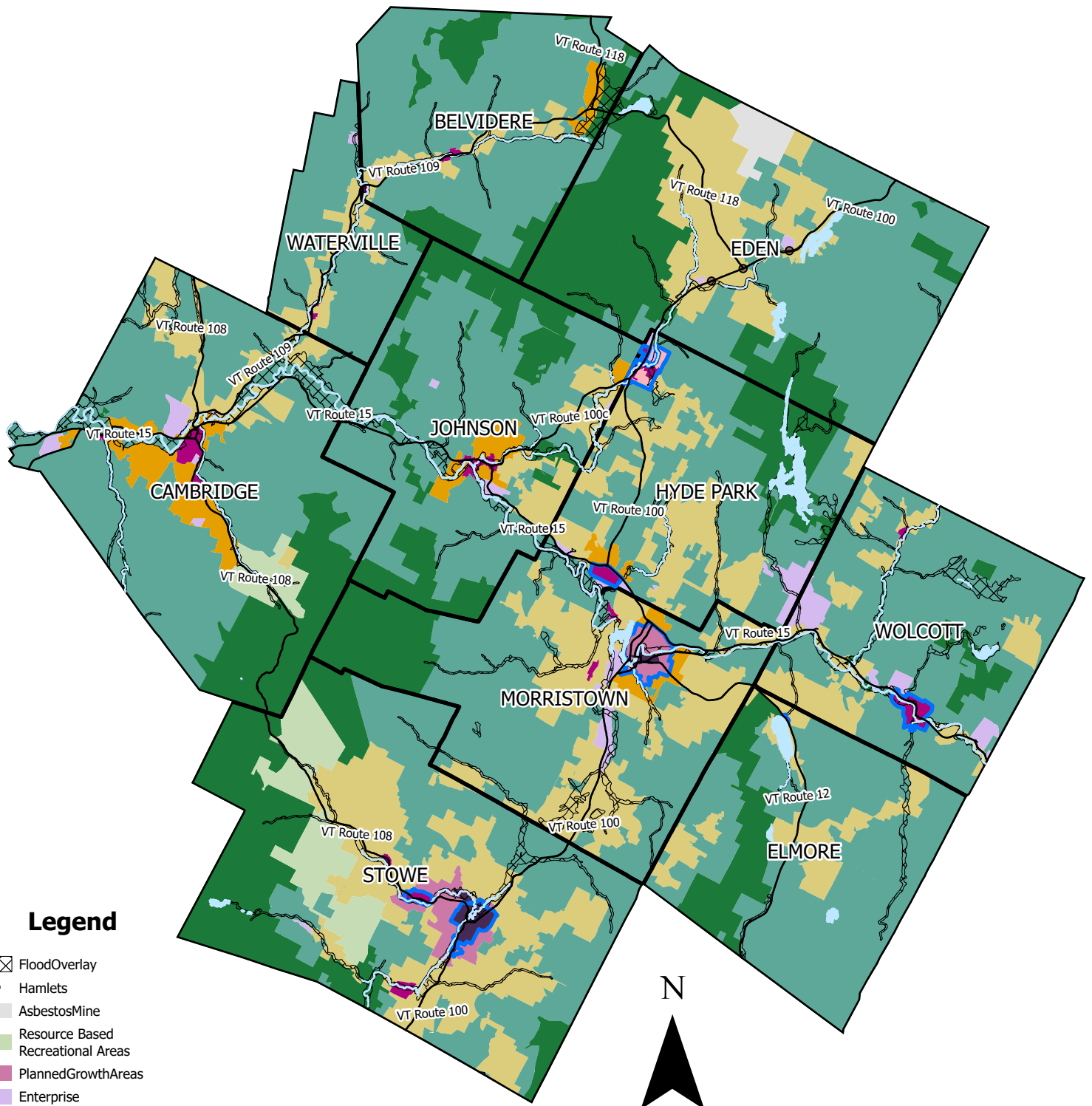
Future Land Use Map Transition Areas

State statute includes a goal to locate at least fifty percent of new housing within Downtown and Village Centers, Village Areas, and Planned Growth Areas. Lamoille County faces significant barriers to meeting this goal based on current land use trends and existing infrastructure capacity. Many of Lamoille County's existing Downtowns and Village Centers are located in floodprone areas and therefore unsuitable for significant new housing development. Additionally, many of the existing Downtown and Village Centers face significant infrastructure limitations. Even those with water and/or sewer infrastructure face constraints such as capacity, pressure, or critical components in vulnerable locations. In order to make substantial progress toward meeting housing goals, the Region and its municipalities must consider strategic investment in infrastructure and land use tools to shift development patterns to safer, more suitable areas. Due to these factors, the Regional Plan includes Transition/Infill Areas in the broad description of Centers to facilitate investment in infrastructure and land use policies needed to support development in safer areas less at risk to flooding. The Towns of Johnson and Cambridge include Transition Infill Areas

adjacent to and between existing Village Centers. These areas depict areas where the Towns or Villages may consider land use bylaws, partner with housing organizations/developers and/or invest in infrastructure to support housing development outside the floodplain. Planning in these Transition Infill Areas is especially important due to the devastating impacts of the 2023 flood in Johnson Village, Cambridge Village, and Jeffersonville.

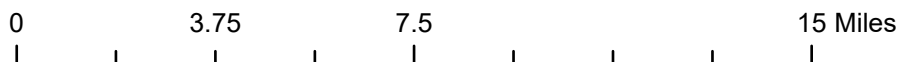
The mapped Transition Infill Area in Belvidere depicts an area along Route 118 that is one of the few areas of the community where housing development may occur that is not located on a steep slope, in conflict with a water resource, or subject to conservation protections. The corner of Route 109 and Route 118 is depicted as a hamlet, though the historic farmstead once located at this corner has been lost.

DRAFT Lamoille Future Land Use



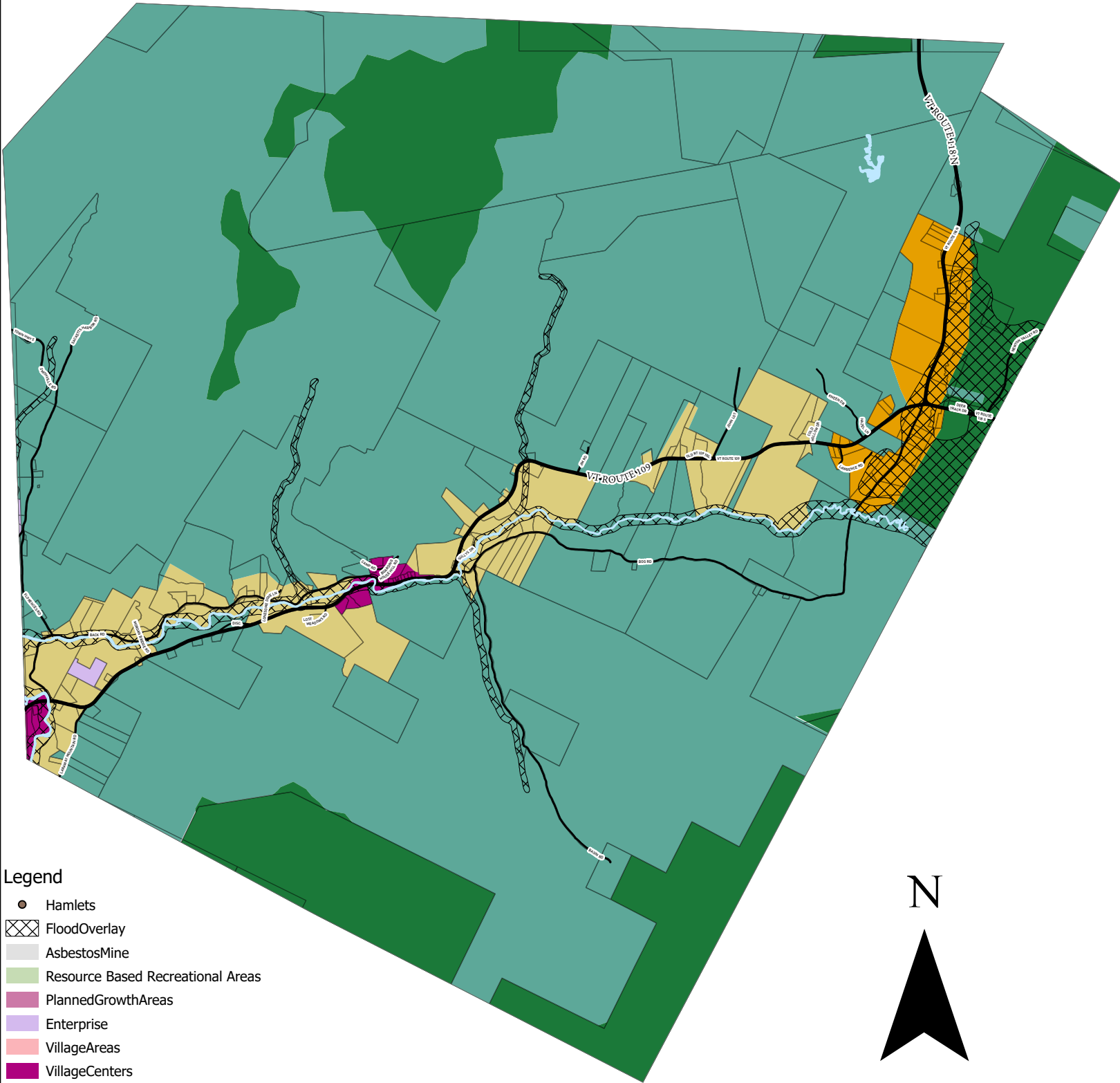
Legend

-  Flood Overlay
-  Hamlets
-  Asbestos Mine
-  Resource Based Recreational Areas
-  Planned Growth Areas
-  Enterprise
-  Village Areas
-  Village Centers
-  Transition Infill
-  Downtown Centers
-  Rural Conservation
-  Rural Ag_Forestry
-  Rural General
-  Tier 1B Eligible Area
-  Surface Water

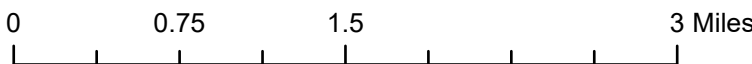
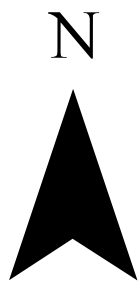


Future Land Use layers were digitized by LCPC staff in 2025. Staff coordinated with Town Selectboards, Planning Commissions and Village Trustees. This map is for planning purposes only and not for regulatory use.

DRAFT Belvidere Future Land Use

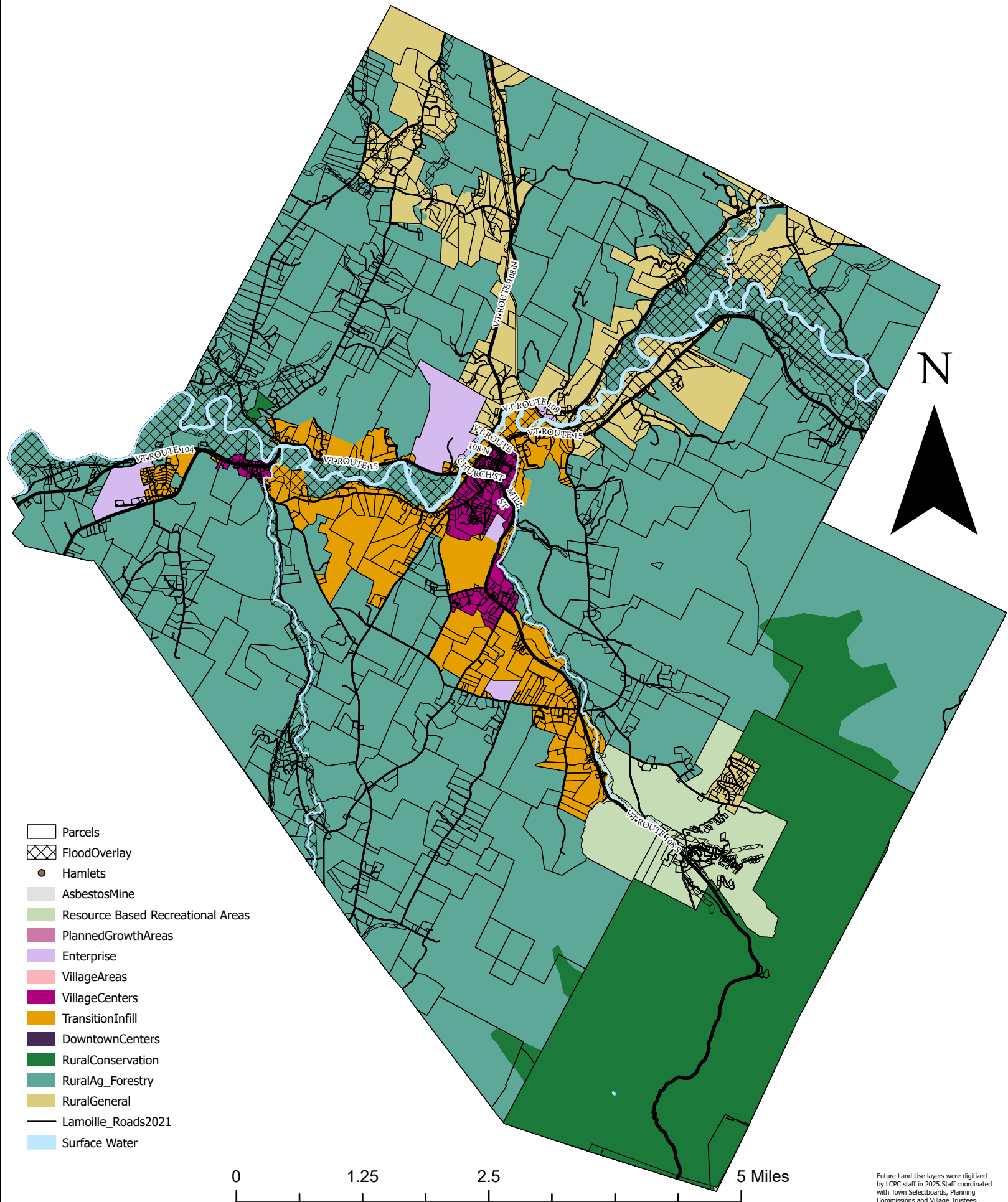


- Legend**
- Hamlets
 - ▨ FloodOverlay
 - AsbestosMine
 - Resource Based Recreational Areas
 - PlannedGrowthAreas
 - Enterprise
 - VillageAreas
 - VillageCenters
 - TransitionInfill
 - DowntownCenters
 - RuralConservation
 - RuralAg_Forestry
 - RuralGeneral
 - Lamoille_Roads2021
 - Surface Water



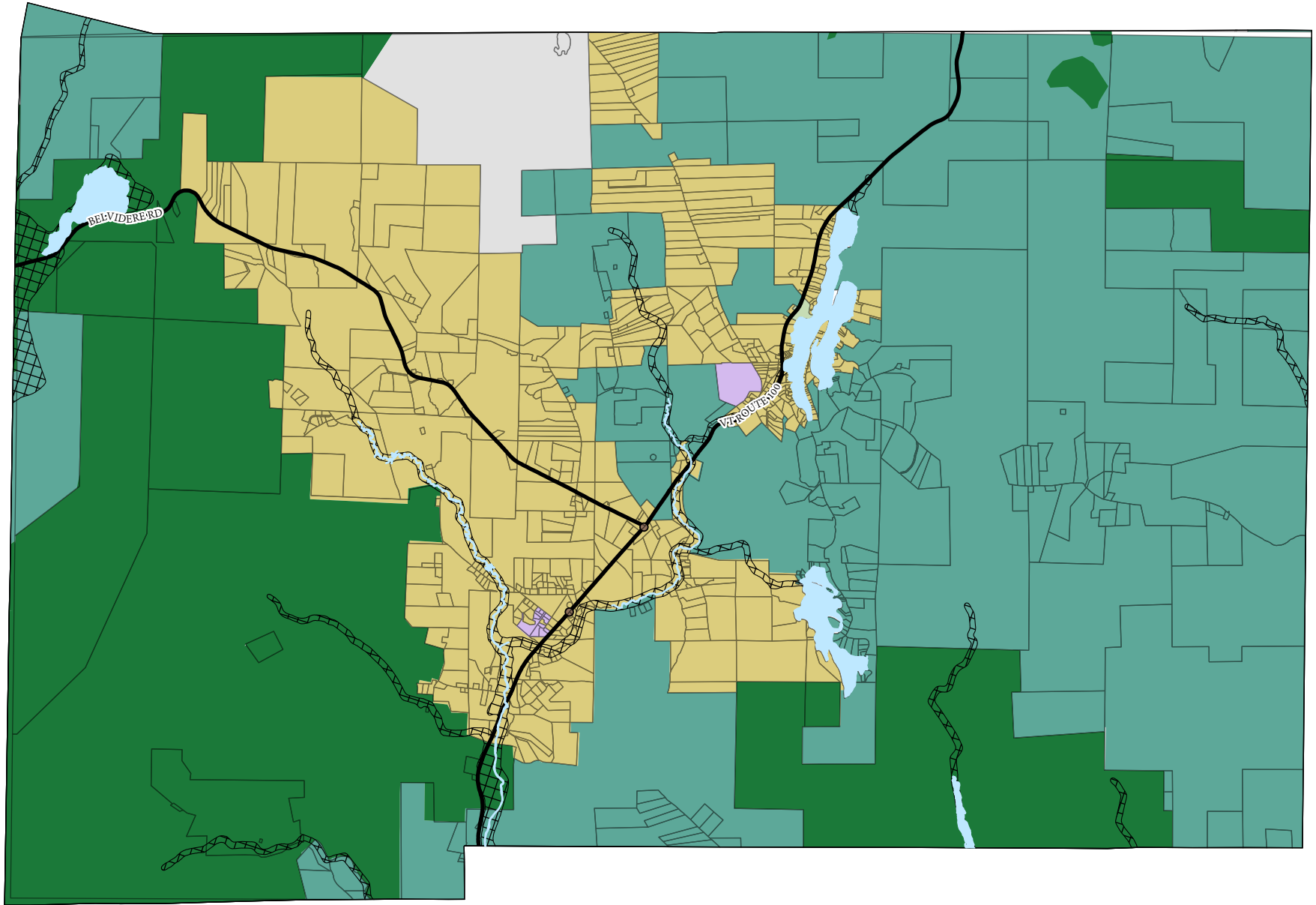
Future Land Use layers were digitized by LCPC staff in 2025. Staff coordinated with Town Selectboards, Planning Commissions and Village Trustees.

DRAFT Cambridge Future Land Use

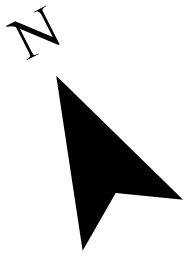
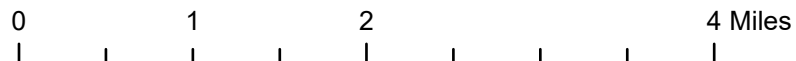


Future Land Use layers were digitized by LCPC staff in 2025. Staff coordinated with Town Selectboards, Planning Commissions and Village Trustees.

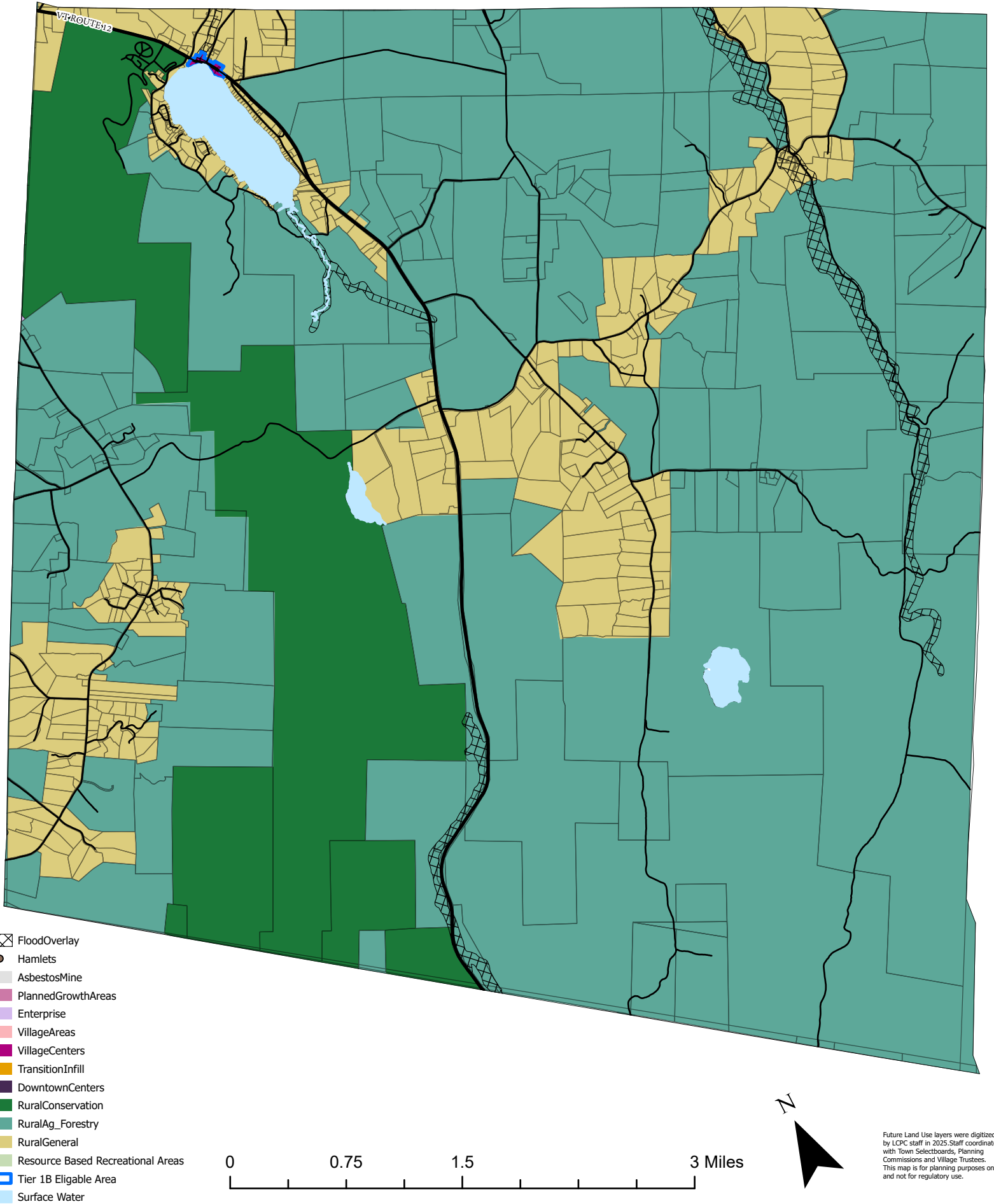
DRAFT Eden Future Land Use



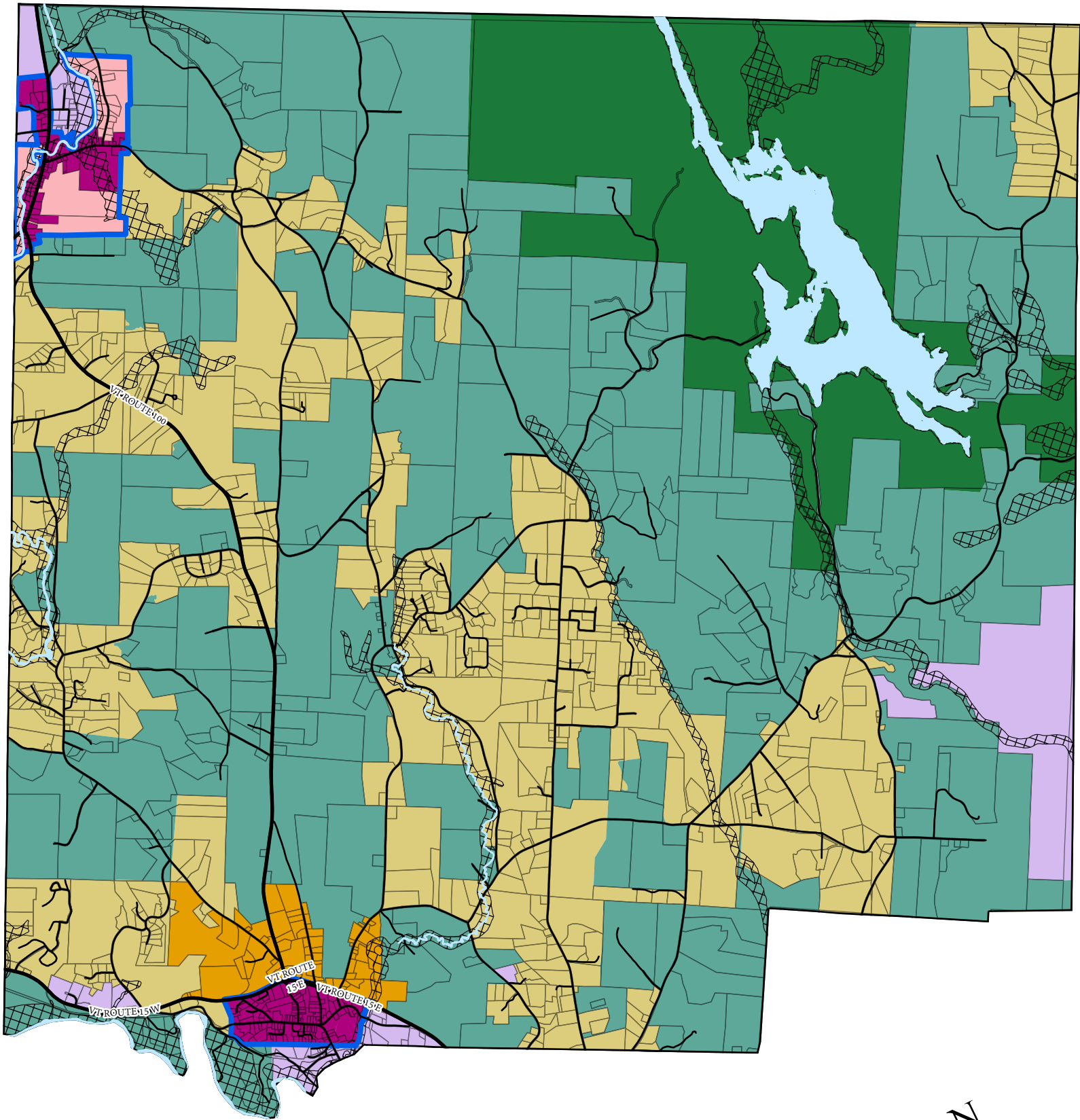
- | | |
|-----------------------------------|-------------------|
| Parcels | VillageCenters |
| FloodOverlay | TransitionInfill |
| Hamlets | DowntownCenters |
| AsbestosMine | RuralConservation |
| Resource Based Recreational Areas | RuralAg_Forestry |
| PlannedGrowthAreas | RuralGeneral |
| Enterprise | Surface Water |
| VillageAreas | |




















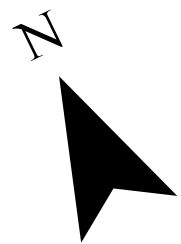
DRAFT Elmore Future Land Use



DRAFT Hyde Park Future Land Use

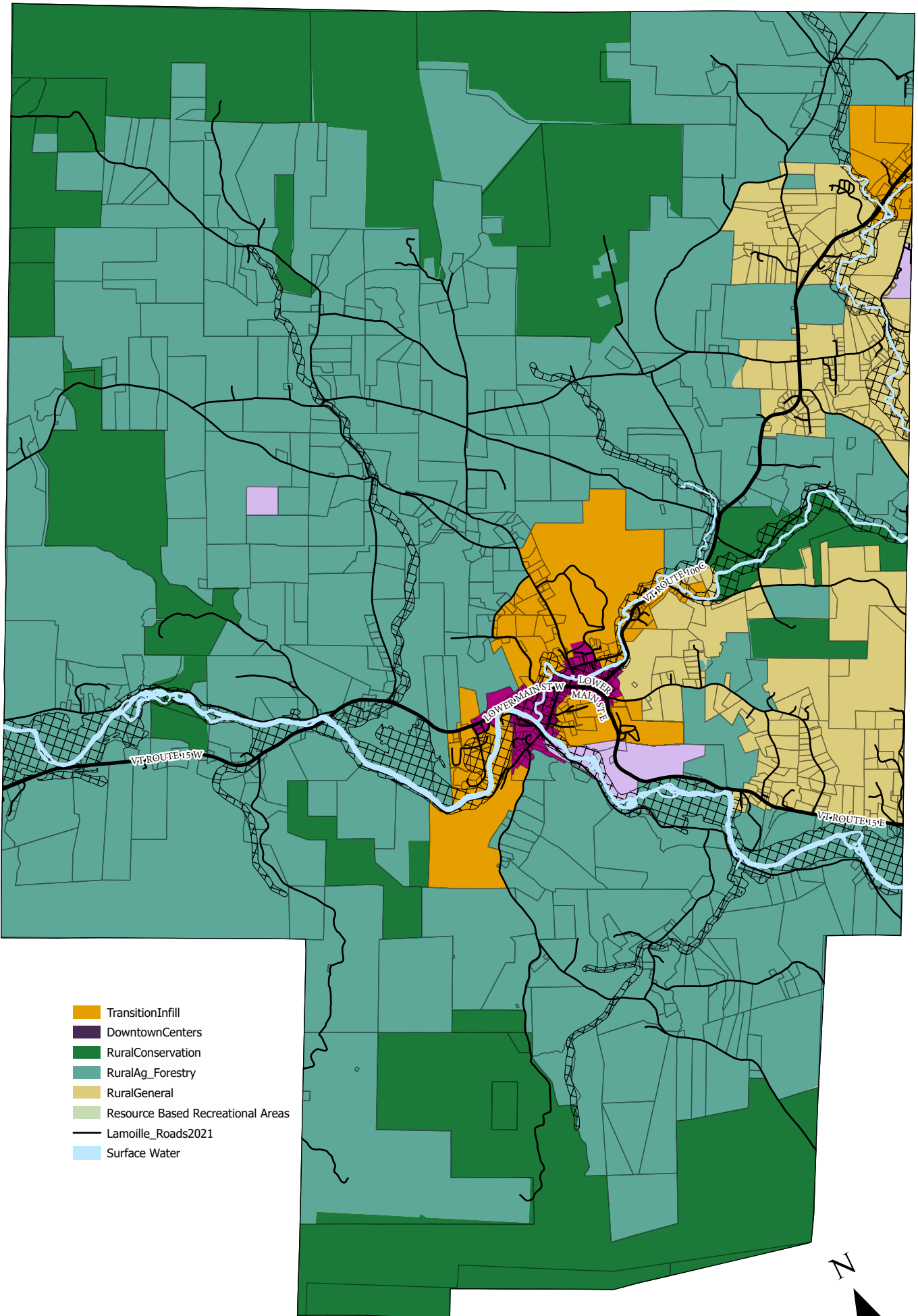


-  FloodOverlay
-  Hamlets
-  AsbestosMine
-  PlannedGrowthAreas
-  Enterprise
-  VillageAreas
-  VillageCenters
-  TransitionInfill
-  DowntownCenters
-  RuralConservation
-  RuralAg_Forestry
-  RuralGeneral
-  Resource Based Recreational Areas
-  HydePark
-  Tier 1B Eligible Area
-  Lamoille_Roads2021
-  Surface Water



Future Land Use layers were digitized by LCPC staff in 2025. Staff coordinated with Town Selectboards, Planning Commissions and Village Trustees. This map is for planning purposes only and not for regulatory use.

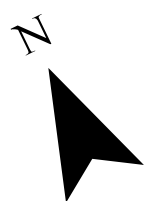
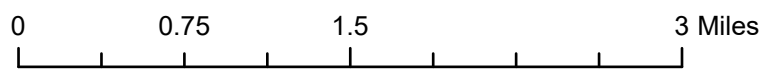
DRAFT Johnson Future Land Use



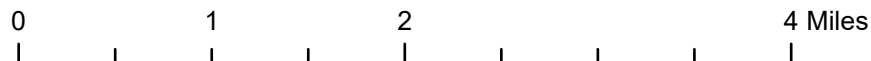
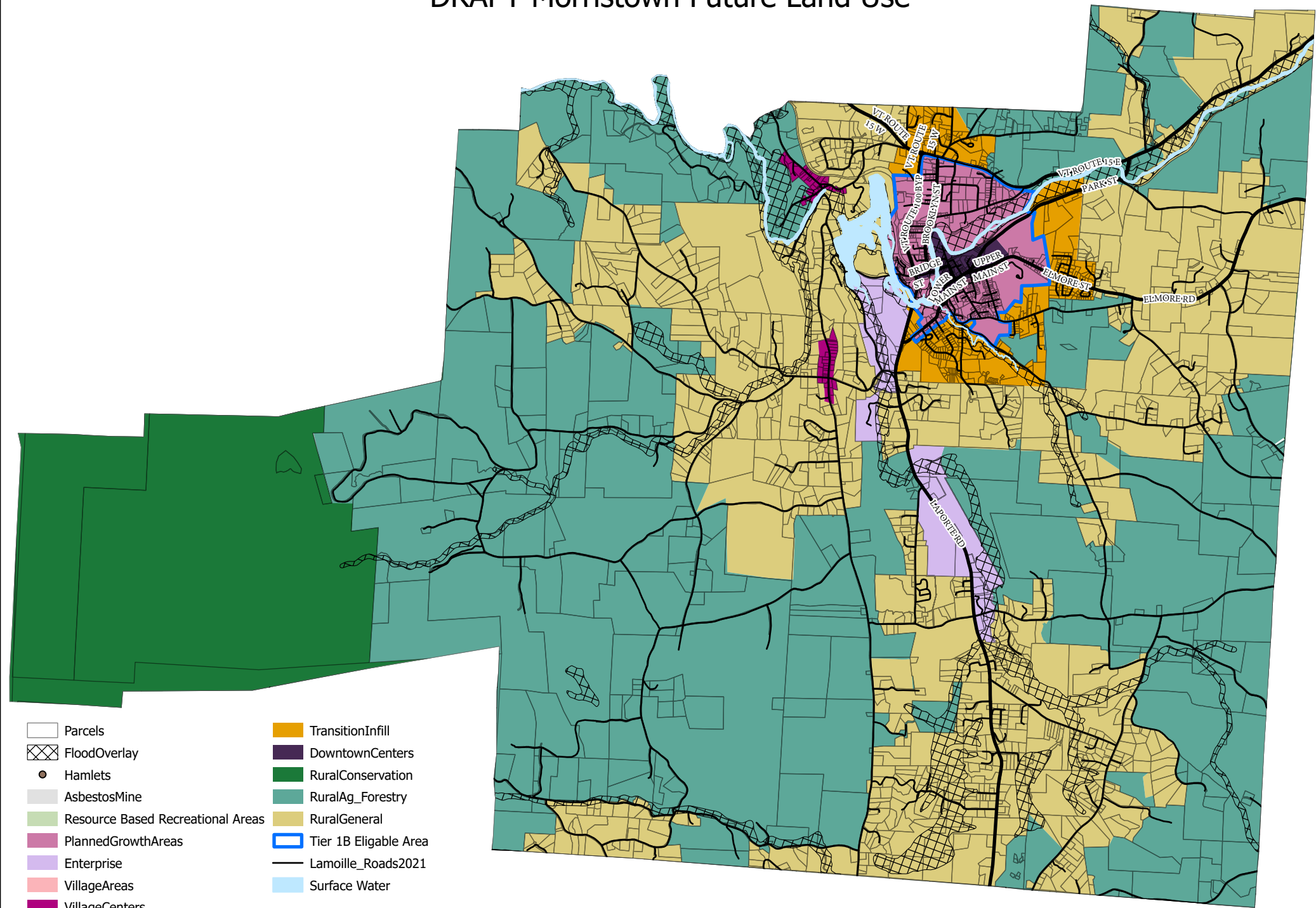
- Parcels
- Flood Overlay
- Hamlets
- Asbestos Mine
- Planned Growth Areas
- Enterprise
- Village Areas
- Village Centers

- Transition Infill
- Downtown Centers
- Rural Conservation
- Rural Ag_Forestry
- Rural General
- Resource Based Recreational Areas
- Lamoille_Roads2021
- Surface Water

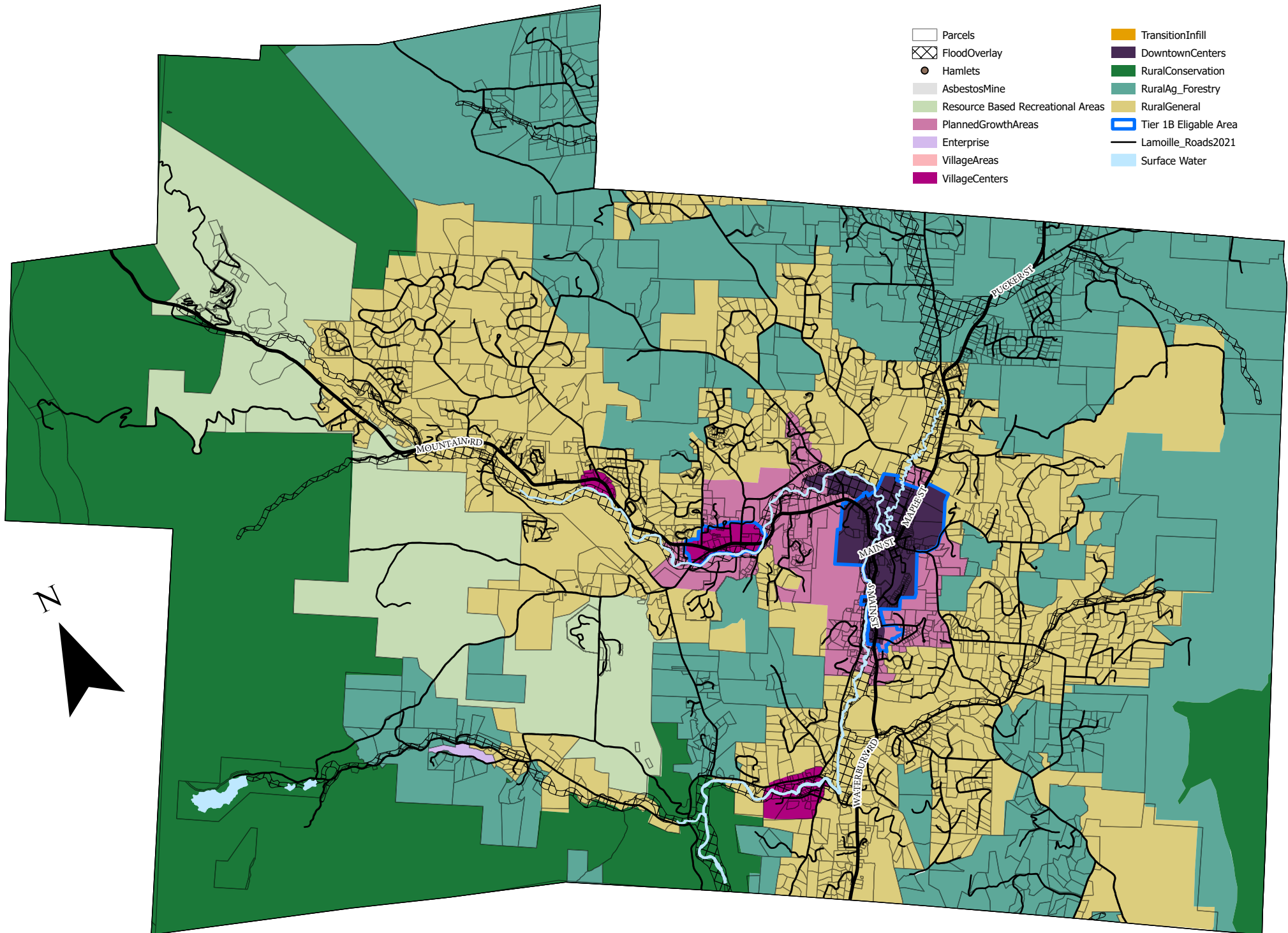
Future Land Use layers were digitized by LCPC staff in 2025. Staff coordinated with Town Selectboards, Planning Commissions and Village Trustees. This map is for planning purposes only and not for regulatory use.



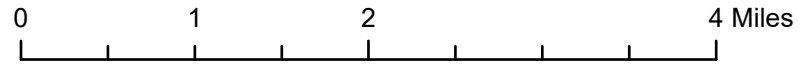
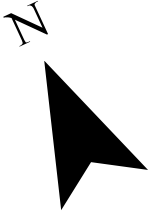
DRAFT Morristown Future Land Use



DRAFT Stowe Future Land Use

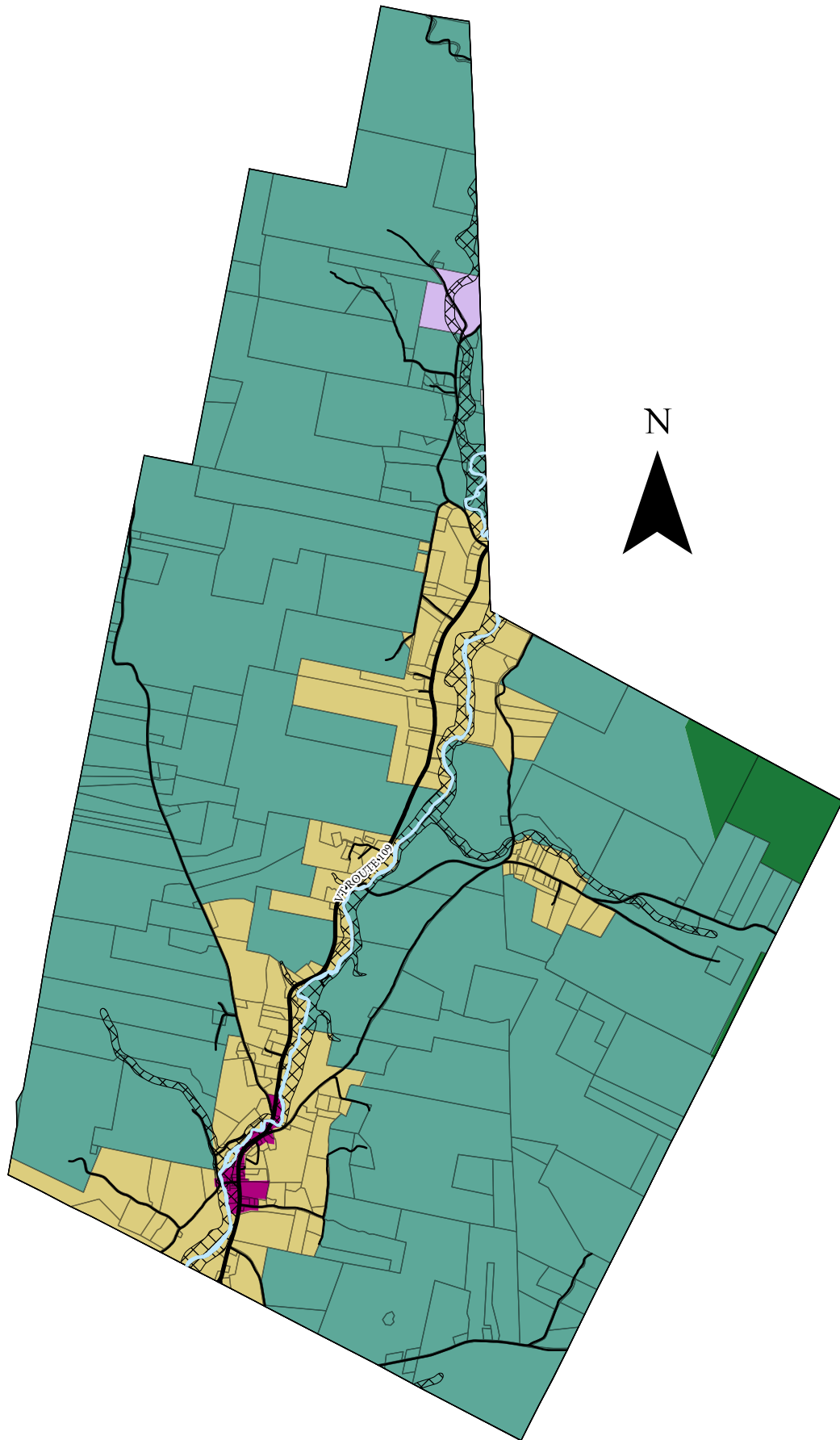


- Parcels
- FloodOverlay
- Hamlets
- AsbestosMine
- Resource Based Recreational Areas
- PlannedGrowthAreas
- Enterprise
- VillageAreas
- VillageCenters
- TransitionInfill
- DowntownCenters
- RuralConservation
- RuralAg_Forestry
- RuralGeneral
- Tier 1B Eligible Area
- Lamoille_Roads2021
- Surface Water













Future Land Use layers were digitized by LCPC staff in 2025. Staff coordinated with Town Selectboards, Planning Commissions and Village Trustees. This map is for planning purposes only and not for regulatory use.

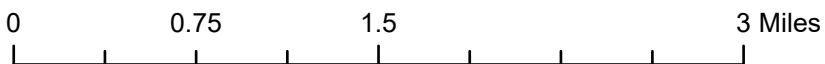
DRAFT Waterville Future Land Use



N

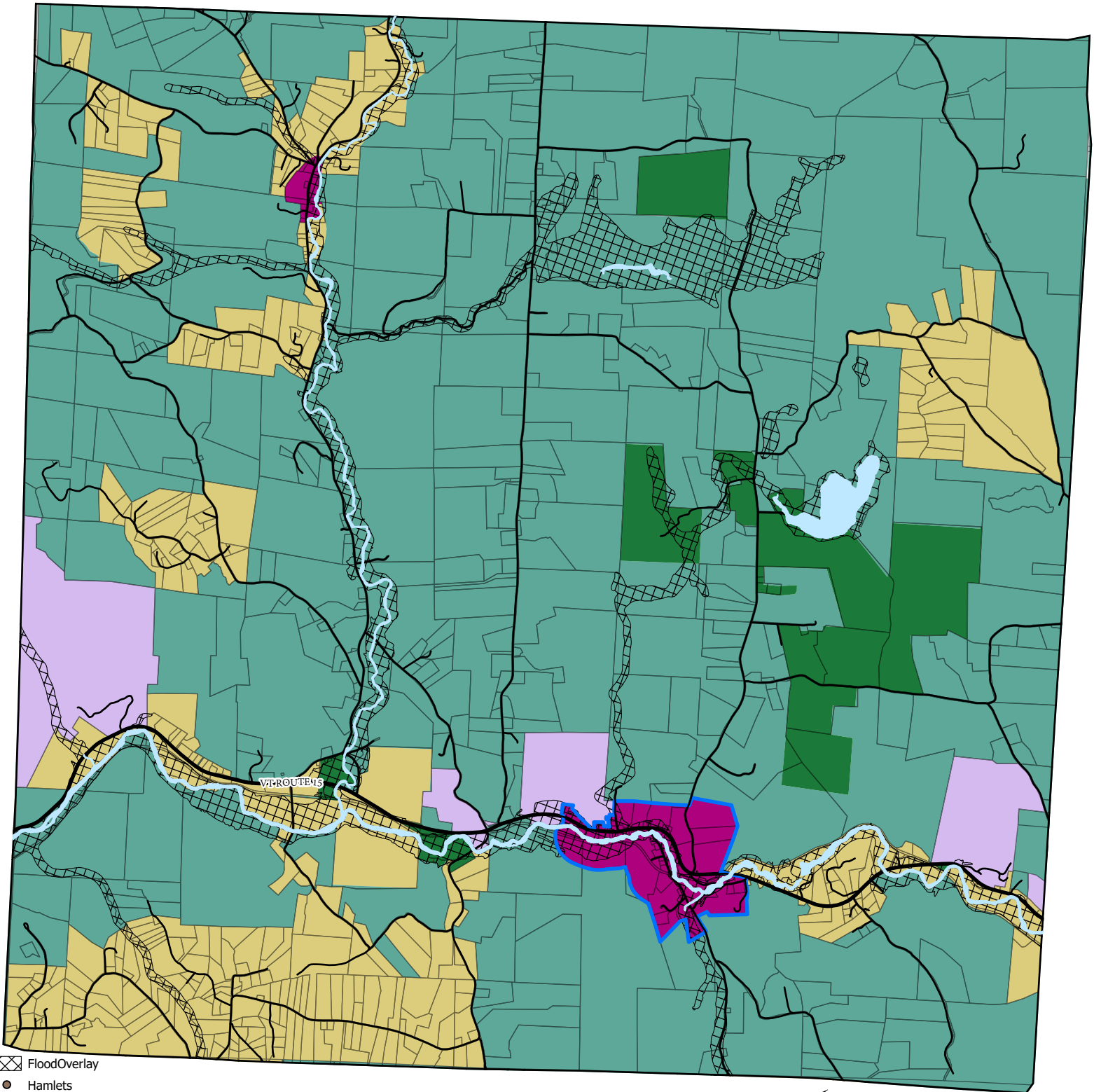


-  FloodOverlay
-  Hamlets
-  AsbestosMine
-  PlannedGrowthAreas
-  Enterprise
-  VillageAreas
-  VillageCenters
-  TransitionInfill
-  DowntownCenters
-  RuralConservation
-  RuralAg_Forestry
-  RuralGeneral
-  Waterville
-  Resource Based Recreational Areas
- Lamoille_Roads2021
- Surface Water

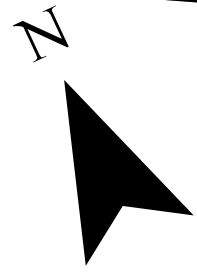
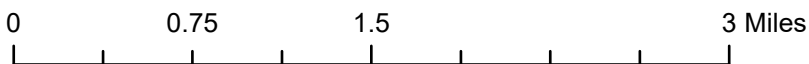


Future Land Use layers were digitized by LCPC staff in 2025. Staff coordinated with Town Selectboards, Planning Commissions and Village Trustees.

DRAFT Wolcott Future Land Use



-  Flood Overlay
-  Hamlets
-  Asbestos Mine
-  Planned Growth Areas
-  Enterprise
-  Village Areas
-  Village Centers
-  Transition Infill
-  Downtown Centers
-  Rural Conservation
-  Rural Ag_Forestry
-  Rural General
-  Resource Based Recreational Areas
-  Tier 1B Eligible Area
-  Surface Water



Future Land Use layers were digitized by LCPC staff in 2025. Staff coordinated with Town Selectboards, Planning Commissions and Village Trustees. This map is for planning purposes only and not for regulatory use.

Lamoille County Village Centers and Village Areas

