

**SUMMARY: REGIONAL PLAN APPROVAL CRITERIA FOR [LCPC]**

This summary and the pages that follow document how the [LCPC] plan dated [01/15/26] meets the requirements for approval by the Land Use Review Board. Per 24 V.S.A. § 4348(h)(4), the Land Use Review Board (LURB) will approve the regional plan upon finding that the regional plan meets the following requirements:

- (A) Consistency with the **State planning goals** as described in Section 4302 of Chapter 117 with consistency determined in the manner described under subdivision 4302(f)(1) of this chapter.
- (B) Consistency with the **purposes of the regional plan** established in section 4347 of chapter.
- (C) Consistency with the **regional plan elements** as described in section 4348a of this chapter, except that the requirements of section 4352 of this chapter related to enhanced energy planning shall be the under the sole authority of the Department of Public Service.
- (D) Compatibility with **adjacent regional planning areas** in the manner described under subdivision 4302(f)(2) of this chapter.

In addition, the LURB conducts **regional plan map review** following the requirements of 10 V.S.A. § 6033. This approval may happen separately from regional plan approval.

**Plan Consistency & Compatibility**

As used in Chapter 117, *“consistent with the goals” requires substantial progress toward attainment of the goals established in this section, unless the planning body determines that a particular goal is not relevant or attainable. If such a determination is made, the planning body shall identify the goal in the plan and describe the situation, explain why the goal is not relevant or attainable, and indicate what measures should be taken to mitigate any adverse effects of not making substantial progress toward that goal. The determination of relevance or attainability shall be subject to review as part of a consistency determination under this chapter.* 24 V.S.A. § 4302(f)(1).

*“...for one plan to be “compatible with” another, the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan. If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if”* it meets certain criteria listed in 24 V.S.A. § 4302(f)(2).

The following checklists summarize how the [RPC name]’s plan meets the requirements above. Further details regarding how the plan and map meet the various requirements are on the following pages.

<b>A. <u>Consistency - State Planning Goals: § 4302</u></b>		Met	Not Met
1	Development Pattern	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Economy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Education	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Natural and Historic Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Quality of Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Recreation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Agriculture and Forest Industries	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- |    |                                    |                                     |                          |
|----|------------------------------------|-------------------------------------|--------------------------|
| 10 | Use of Resources                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11 | Housing                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12 | Public Facilities                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13 | Child Care                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14 | Flood Resilience                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15 | Environmental Benefits and Burdens | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**B. Consistency – Regional Plan Purposes § 4347**      Met      Not Met

Is the plan consistent with the purposes of the Regional Plan?           

**C. Consistency - Required Elements § 4348a**      Met      Not Met

- |    |  |                                     |                          |
|----|--|-------------------------------------|--------------------------|
| 1  | Statement of Policies to Guide Development | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2  | Natural Resources and Working Lands        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3  | Energy                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4  | Transportation                             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5  | Utility and Facility                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6  | Implementation Program                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7  | Development Trends                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8  | Housing Element                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9  | Economic Development                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10 | Flood Resilience                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11 | Future Land Use                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**D. Compatibility – Adjacent Regional Planning Areas § 4302(f)(2)**      Met      Not Met

Is the plan consistent with the plans of adjacent regional planning areas?           

**Mapping – Future Land Use Areas**      Met      Not Met

Does the plan’s Future Land Use Map delineate areas following the required mapping process and standards?

**PLAN AND PLANNING PROCESS OVERVIEW**

**OUTREACH AND NOTIFICATION**

The following summarizes outreach and notice as required by 24 V.S.A. § 4348, Adoption of a Regional Plan.

<b>Outreach and Notification Timelines</b>	<b>Complete</b>	<b>Actual or anticipated date(s)</b>
Throughout the planning process, the RPC has solicited the input of member municipalities, local residents, and organizations (24 V.S.A. § 4348(a))	<input checked="" type="checkbox"/>	LCPC’s meaningful community engagement process outlined on pages 7-13 in the Introduction “Our Planning Process” section. Public engagement process took place March 2025-December 2025. Additional outreach during public hearings process will take place from February, 2026 to June, 2026.
60 days before first RPC hearing: Send draft regional plan to LURB (24 V.S.A. § 4348(b))	<input checked="" type="checkbox"/>	LCPC sent Draft Regional Plan Amendment to VT LURB for preliminary review on January 15, 2026.
At least 30 days before first RPC hearing, plan and accompanying documentation sent to state and regional partners ((24 V.S.A. § 4348(d)(1))	<input checked="" type="checkbox"/>	First LCPC Public Hearing will be warned by 02/20/2026
At least 30 days before first RPC hearing, RPC provides member municipalities with description of map changes, Tier 1B info, designation info (24 V.S.A. § 4348(d)(2))	<input checked="" type="checkbox"/>	By 02/20/2026
RPC holds at least two public hearings (24 V.S.A. § 4348(c))	<input checked="" type="checkbox"/>	03/24/26, 05/26/2026
Regional Plan adoption by regional planning commission (24 V.S.A. § 4348(g))	<input checked="" type="checkbox"/>	05/26/2026
Within 15 days following adoption, RPC submits regionally adopted plan to LURB for determination compliance (24 V.S.A. § 4348(h)(1))	<input checked="" type="checkbox"/>	06/10/26
	<input type="checkbox"/>	

See 24 V.S.A. § 4348(f) for information on amendments to the plan during this process.

**COMMUNITY OUTREACH AND MEANINGFUL PARTICIPATION IN PLAN DEVELOPMENT**

24 V.S.A. § 4348 calls on Regional Planning Commissions to “allow for meaningful participation” in the adoption and amendment of a regional plan. Meaningful participation is defined in 3 V.S.A. § 6002. This section reports on the community outreach efforts undertaken for this plan’s development that advance meaningful participation, including information about engagement of Environmental Justice Focus populations, also defined in 3 V.S.A. § 6002. Document outreach efforts in this section. Please include information about the outreach strategy, how the

RPC sought to reach Environmental Justice Focus populations, and the results of these efforts. This section may include a list or table summarizing outreach activities undertaken in the development of this plan.

LCPC's meaningful community engagement process is outlined on pages 7-13 in the Introduction "Our Planning Process" section of the 2025 Lamoille County Regional Plan Amendment. The community engagement and outreach process took place March 2025-December 2025. Additional outreach will be conducted per statute during the public hearings process from February 2026 through June 2026. An outline of meaningful community engagement that took place from March-December 2026 is listed below.

### **2025 Regional Plan Amendment and Meaningful Public Engagement**

In accordance with Act 181 in early March 2025 the Lamoille County Planning Commission began public outreach for the 2026 Amendment of the Lamoille County Regional Plan to comply with Act 181 and Act 47 statutory requirements. In addition to the stakeholder outreach noted above, in 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 278 responses representing all 10 towns across the County
- Posted flyers about the survey and value of the Regional Plan as a visioning tool at Town Clerks Offices around the County
- 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 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 2025 Regional Plan Survey yielded 278 responses representing participants from all 10 towns in Lamoille County. The purpose of this survey was to address the following objectives:

- To promote meaningful public engagement
- To inform the Regional Plan goals, policies, and vision statement
- To inform how we think about future development and the vision for Lamoille County

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.

**NEW TIER 1B REQUESTS**

With this application, Lamoille County Planning Commission is requesting Tier 1B area approvals for portions of the following municipalities: Hyde Park (North Hyde Park), and Stowe. These Tier 1B area requests are documented in the attached memo. Morrystown and Wolcott may be included in the final submittal, pending a decision of the Selectboard.

## PART A – CONSISTENCY WITH STATE PLANNING GOALS

Per 24 V.S.A. § 4348(h)(4), for the Land Use Review Board to issue a determination of plan compliance, it must find that the plan is consistent with the State planning goals as established in 24 V.S.A. § 4302. Describe plan compliance below.

In this section, please provide detailed information about how the plan meets the general and specific goals outlined in 24 V.S.A. § 4302(b) and § 4302(c).

### 4302(b) – GENERAL GOALS

- (1) To establish a coordinated, comprehensive planning process and policy framework to guide decisions by municipalities, regional planning commissions, and State agencies.
- (2) To encourage citizen participation at all levels of the planning process, and to assure that decisions shall be made at the most local level possible commensurate with their impact.
- (3) To consider the use of resources and the consequences of growth and development for the region and the State, as well as the community in which it takes place.
- (4) To encourage and assist municipalities to work creatively together to develop and implement plans.

Page numbers: 10-12 (Introduction-Our Planning Process), 231-286 (Land Use), 312-346 (Working Lands), 347-373 (Water Resources), 374-409 (Flood Resilience)

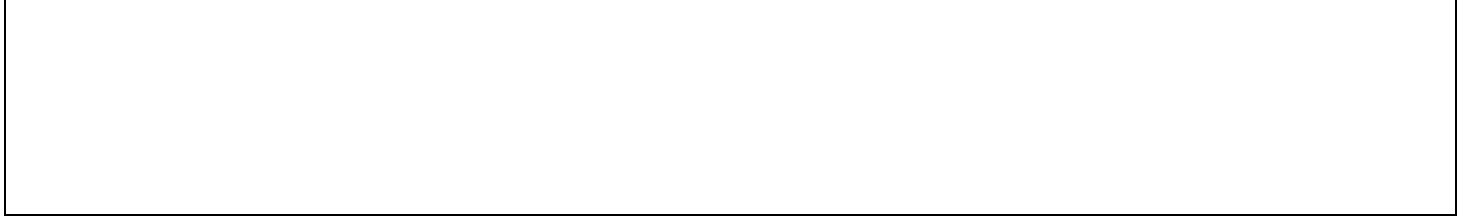
#### Narrative:

The coordinated comprehensive planning process is highlighted in the Regional Plan Introduction under the “Our Planning Process” section. This meaningful community engagement section outlines how participation from the community and citizen participation was encouraged at all levels of the planning process.

The Plan establishes a clear policy framework and implementation strategy to guide municipal, regional, and State decision-making. Each chapter identifies goals, policies, actions that align with State priorities while reflecting regional conditions and municipal priorities in Lamoille County.

Each chapter evaluates the environmental, economic, and social consequences of development as it pertains to that chapter. Policies guide intensive development to designated growth and planned growth areas, protecting natural resources and managing municipal costs. Policies and actions throughout the Plan especially in the Land Use and Flood Resilience chapters (6 and 10), recognize the impact of development on past and future flooding events. This Plan acknowledges how future development needs to shift out of the floodplain/flood hazard area or on a case-by-case basis be elevated if building out of the floodplain is not feasible. Wise use of resources is especially addressed in chapters 6 (Land Use), 8, (Working Lands), and 9 (Water Resources).

The Plan’s policies support collaboration among municipalities through encouraging participation and/or collaboration with regional advisory committees/ regional partners and organizations, exploring shared services, and promoting coordinated regional planning discussions around regional priorities (ex: flood mitigation/ flood recovery, emergency response, protecting floodplains/upland forest) and development trends (ex: regional traffic impacts and promoting an efficient transportation system). Plan actions provide resources, guidance, and data that facilitate joint problem-solving and consistent application of policies across municipal boundaries.



**4302(c) – SPECIFIC GOALS**

**Goal 1: To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.**

- (A) Intensive residential development should be encouraged primarily in downtown centers, village centers, planned growth areas, and village areas as described in section 4348a of this title, and strip development along highways should be avoided. These areas should be planned so as to accommodate a substantial majority of housing needed to reach the housing targets developed for each region pursuant to subdivision 4348a(a)(9) of this title.
- (B) Economic growth should be encouraged in locally and regionally designated growth areas, employed to revitalize existing village and urban centers, or both.
- (C) Public investments, including the construction or expansion of infrastructure, should reinforce the planned growth patterns of the area.
- (D) Development should be undertaken in accordance with smart growth principles as defined in subdivision 2791(13) of this title.

*Page numbers: 35-44 (Economic Development Strategy), 231-286 (Land Use), 374-409 (Flood Resilience)*

Narrative:

The Land Use chapter per the Act 181 mapping methodology guides intensive residential development primarily in downtown centers, village centers, planned growth areas, and village areas as described in section 4348a. The Land Use (chapter 6) and Economic Development Strategy (Introduction section) of the Regional Plan encourage growth in legacy and new designated areas and planned growth areas. The Land Use and Flood Resilience chapter (chapters 6 and 10) policies encourage investment in public infrastructure in or near downtown centers and Village Centers. Key strategies found in the Land Use chapter (6) that support maintaining the historic settlement pattern of compact village and urban centers separated by rural countryside include the following:

- *To guide growth into and near Center Areas and Enterprise Areas outside the floodplain.*
- *To protect the region's natural and working landscapes.*
- *To guide growth that promotes sustainability of the region's natural systems and valuable agricultural and forestry resources.*

Key policies in the Land Use chapter that support this goal include but are not limited to:

- *Infrastructure investments, transportation improvements, and location of public buildings should reinforce the objectives of the Regional Plan. Future development should be directed to areas served by water and wastewater and other public infrastructure.*
- *Land use and development should reflect site specific environmental limitations. The density and intensity of development should conform to the limitations of the land and available public services. Higher densities and more intensive uses should be located in Center Areas, Enterprise Areas, and Resource Based Recreation Areas in conformance with Act 47 and Act 250 legislative reform, while lower densities and less intensive uses should be located in Rural and Working Land Areas.*
- *Encourage future growth within Center and Enterprise Areas while discouraging strip development along transportation corridors.*

**Goal 2: To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.**

Page numbers: 35-44 (Economic Development Strategy), 231-286 (Land Use)

Narrative:

The Economic Development Strategy (Introduction section) promotes a diverse local and regional economy and supports enhancement of local employment opportunities. The Plan supports growth of local existing employment centers. The Land Use chapter (6) supports growth of local businesses and housing to support employees in designated growth areas and planned growth areas. The Regional Plan Economic Development Strategies that support this goal include but are not limited to:

- **Technological innovation:** To remain competitive in a changing economic environment, LCPC recognizes the value of technological advancement through mobile communication, high speed internet, and fast paced expansion of new technological trends.
- **Invest in vital infrastructure:** Today, infrastructure is more than water, wastewater, and electricity. It requires phone, data, and internet accessibility, parking, road network infrastructure (bridges and culverts), renewable energy, innovative wastewater treatment, universal recycling, and stormwater management. New developments planned around existing infrastructure can lower costs while re-thinking site design can lower new development costs. Infrastructure is framed in the Transportation, Land Use, and Energy chapters.
- **Tourism is an economic engine for Lamoille County.** Recreation, agriculture, arts and culture, historic resources, scenic landscapes, and food and beverages are vital components to attract visitors to Lamoille County from throughout Vermont, the northeast, the United States, and even across

international borders. This Plan recognizes the importance of sustainable growth and development of the tourism industry to the region's economy. More information can be found in the Recreation and Working Lands chapters.

Key policies in the Economic Development Strategy section of the Regional Plan that support this goal include but are not limited to:

- *LCPC strives to create an environment that encourages business expansion, creation, and relocation, employing Lamoille County residents in jobs that pay livable wages and benefits.*
- *LCPC encourages economic development which prioritizes diversification of the Region's economic base through the expansion of existing companies and/or the addition of new companies, including value-added industries.*
- *The economy of Lamoille County should continue to encourage and enhance recreation and related recreational activities, organizations, and industries to ensure the vitality of the Region's tourism industry and quality of life.*
- *The LCPC supports implementation of the Comprehensive Economic Development Strategy adopted by the Northern Vermont Economic Development District of which LCPC is a member. The CEDS is a roadmap toward achieving economic prosperity and resiliency in Northern Vermont and includes the following:*
  - *Goal 1: Build Economic Resilience in the Northern Vermont region*
  - *Goal 2: Cultivate Business Growth*
  - *Goal 3: Improve and Expand Infrastructure*
  - *Goal 4: Develop the Workforce*
  - *Goal 5: Promote Quality of Life in Communities*
  - *Goal 6: Disaster Recovery.*
- *The LCPC Supports the manufacturing and marketing of value-added agriculture and forest products and new opportunities that allow working lands enterprises to remain viable.*
- *The LCPC supports efforts to coordinate the development of business incubation in the region to support entrepreneurial activity and new business development, in cooperation with strategic partners.*

**Goal 3: To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.**

*Page numbers: 217-220 (Telecommunications and Broadband Strategy), 452-473 (Public Facilities)*

Narrative:

The education section in the Public Facilities Chapter (13) supports broadening access to educational and vocational training opportunities in the region. Access to quality education is necessary for Lamoille County's economy. The following strategy is intended to guide policies and action items related to public facilities and services: *Community investments such as educational, cultural, recreational, healthcare, and municipal services will aid in attracting economic development opportunities.* Related policies in this chapter that support access to educational opportunities include but are not limited to:

- *Encourage efforts to develop a safe, stimulating, and inclusive region that offers good schools and opportunities for its young people, and respects the region's values, natural beauty, and resources (including both the natural and constructed).*

- *Support broad access to enriching educational opportunities for residents of all ages.*
- *An adequate supply of public facilities is encouraged in downtown and village centers.*

Since the 2023 update, the Lamoille Fibernet Communications Union District has completed buildout of high-speed fiber technology to most of the Region. The Telecommunications and Broadband chapter of the Regional Plan outlines how expansion of high-speed internet coverage throughout Lamoille County can expand educational access in rural areas of the region. Policies in the Telecommunications and Broadband chapter that support providing high-speed internet access for educational services include:

- *LCPC encourages efforts that assess and coordinate educational and employment needs for ensuring a highly skilled workforce that will meet the needs of local businesses and emerging technologies.*
- *All Lamoille County residents should have access to robust, reliable affordable broadband in order to enjoy the benefits provided by digital services.*

**Goal 4: To provide for safe, convenient, economic, and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.**

**A) Highways, air, rail, and other means of transportation should be mutually supportive, balanced, and integrated.**

Page numbers:116-154 (Transportation)

Narrative:

The Transportation chapter (3) policies and content promote a safe, convenient, economic, and energy efficient transportation system. The chapter emphasizes promoting Public Transit/ Micro-Transit services and enhancing bike/pedestrian infrastructure and local trail networks to promote alternative modes of transportation. Considerations around transportation energy burden were also included while amending this chapter in 2025. The Transportation chapter of the Regional Plan includes the following key strategies that support this goal:

- ***Address Safety Issues:*** Priority should be given to transportation projects or programs that address identified safety issues.
- ***Enhance Mobility by Providing Transportation Alternatives:*** In order to provide meaningful transportation choices to children, seniors, residents, visitors, and businesses, creative effort must be focused on alternatives to single occupancy vehicle travel whenever feasible. Such alternatives should incorporate healthy community design and be enhanced by a land use pattern where the everyday needs of residents can be satisfied within concentrated, mixed use developments served by a network of bicycle and pedestrian routes and connected by public transportation.
- ***Promote an energy efficient transportation network that reduces energy demand:***  
In order to provide an energy efficient transportation network the LCPC and Lamoille County municipalities will continue to coordinate with local utility providers and regional partners to promote incentives for electric vehicle options. Working with municipalities to update zoning to allow charging stations can help with the transition away from gas powered vehicles. Promoting walkable transportation networks such as enhancing trail networks and improving

bike/pedestrian infrastructure (sidewalks, bike lanes) helps reduce the energy demand throughout the county.

Related policies in the Transportation Chapter that support this goal include but are not limited to:

- *Promote an energy efficient transportation network that reduces energy demand. Additional related policies and action items are included in the Lamoille County Enhanced Energy Plan.*
- *Improve safety on Lamoille County roads.*
- *Foster efficient and convenient public transit service that addresses local and regional needs.*
- *Improve the connectivity of the bicycle and pedestrian network in Lamoille County to reduce energy demand and ensure regional bicycle and pedestrian needs are met.*
- *Support regional efforts to make air travel a safe, attractive, efficient, and competitive mode of shipping and transportation.*
- *Support statewide upgrades to existing rail infrastructure for freight and passenger service.*
- *Support regional multi-modal opportunities.*

**Goal 5: To identify, protect, and preserve important natural and historic features of the Vermont landscape, including:**

- A) significant natural and fragile areas;**
- B) outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands;**

- C) significant scenic roads, waterways, and views;
- D) important historic structures, sites, or districts, archaeological sites, and archaeologically sensitive areas.

Page numbers: 45-50 (History, Section 2), 312-346 (Working Lands), 347-373 (Water Resources)

Narrative:

Identification and protection of natural areas, water resources, and scenic and historic resources are addressed in the History section (Section 2), Working Lands (8), and Water Resources (9) chapters of the Regional Plan. Strategies found in these chapters to support this goal include but are not limited to:

- ***Private property owners are the primary stewards of the County’s working landscape.*** Private property must be respected, and education is a more effective tool for encouraging sound stewardship of the environment than regulation. As new residents move to the region, it will be important to educate these residents about the Lamoille County land ethic, and the importance of traditional activities, such as agriculture, hunting/fishing, and forestry in order to minimize conflicts over use of land.
- ***Public Lands contribute to the County’s working landscape.*** Public lands may range from small, community owned parks to large State Forests. Some towns have invested local resources to create “Town Forests” or operate local Land Trusts. Acquisition of new public land should occur in consultation with the host community, and public lands should be open to diverse public uses.
- ***Lamoille County is home to diverse wildlife resources, including large blocks of unfragmented core forest habitat.*** Wildlife based activities such as hunting and fishing are an important component of the Region’s culture and economy. Sound management of the working landscape can enhance these resources, while fragmentation of habitat can undermine its quality.
- ***Lamoille County has abundant high quality water resources that support a variety of recreational, ecological, and economic uses.*** At the heart of recreational Vermont are Lamoille County’s water resources. Water resources take on a variety of forms and functions. They include rivers and lakes that support many important recreational uses including boating, fishing, swimming, wildlife observation, hunting, and the enjoyment of aesthetic values; water for snow-making; groundwater for private and public water supply; and wetlands to store flood waters and filter natural and man-made contaminants. Surface waters and wetlands provide numerous habitats for a variety of aquatic and riparian plant and animal communities, and support numerous economic and recreational activities.
- ***Healthy riparian areas are restored and maintained.*** Maintaining vegetated buffers along our rivers and streams will help to stabilize the stream banks and thereby improve flood resilience, will benefit fisheries and wildlife by providing natural shade and cover, and will enhance scenic and recreational uses.
- ***Water resources that provide public recreational opportunities or are areas of significant historical, scenic, and recreational value are protected.*** A coordinated planning effort at the local and regional level ensures that current and future development retains rather than impairs the value of our water resources.
- ***Wetlands and floodplains are restored and protected.*** Rivers should have access to floodplains wherever possible to establish and maintain stability. Wetlands and floodplains serve valuable functions including flood water storage, sediment trapping, nutrient filtering, and aquifer recharge. These functions benefit flood resilience as well as fish and wildlife.
- ***Lamoille County’s groundwater and surface waters are uniformly of high-quality.*** A coordinated regional and local effort to monitor water quality and address impairments, to develop and implement appropriate wastewater treatment systems, and to implement green stormwater infrastructure wherever possible, will improve and protect

the water quality in Lamoille County watersheds as well as in the Lake Champlain Basin.

Key policies that also support this goal found in the Working Lands and Water Resources Chapters include but are not limited to:

- *The LCPC supports locally initiated efforts to conserve farm and forestland. Once conserved, plans for management of such lands shall be developed in consultation with the host community.*
- *Regionally significant ridgelines, such as Mount Elmore and the Worcester Range, Mount Mansfield and the Sterling Range, the Woodbury Range, Butternut Mountain, and Belvidere Mountain, should be protected from major development.*
- *Fragmentation of core forest areas and other important wildlife habitat is strongly discouraged.*
- *State transportation and infrastructure projects shall consider impacts on wildlife connectivity.*
- *Preserve the quality of the region's lakes and rivers as a resource for human recreation and wildlife.*
- *Healthy riparian areas are critical to stream bank stabilization and fisheries and wildlife habitats; therefore, riparian areas should be restored and protected.*
- *Future growth should not significantly impair the public recreational opportunities of waters or destroy or threaten areas of significant historical, scenic, or recreational value.*
- *Wetlands play an invaluable role in storing large volumes of water during flood events and by filtering and purifying surface waters as they make their way to other water bodies and therefore need to be protected.*
- *Rivers should have access to floodplains wherever possible to establish and maintain stability in order to minimize stream bank erosion and avoid conflicts with human infrastructure.*
- *Water quality in Lamoille County should meet Vermont Water Quality Standards. Efforts should be made to reduce point and non-point sources of water pollution.*

**Goal 6:** To maintain and improve the quality of air, water, wildlife, forests, and other land resources.

- A) **Vermont's air, water, wildlife, mineral, and land resources should be planned for use and development according to the principles set forth in 10 V.S.A. § 6086(a).**
- B) **Vermont's water quality should be maintained and improved according to the policies and actions developed in the basin plans established by the Secretary of Natural Resources under 10 V.S.A. § 1253.**
- C) **Vermont's forestlands should be managed so as to maintain and improve forest blocks and habitat connectors.**

Page numbers: 312-346 (Working Lands), 347-373 (Water Resources)

Narrative:

Goal 6 to maintain and improve the quality of air, water, wildlife, forests, and other land resources is addressed in the Working Lands (8), and Water Resources (9) chapters of the Regional Plan. Strategies found in these chapters to support this goal include but are not limited to:

- **Private property owners are the primary stewards of the County's working landscape.** Private property must be respected, and education is a more effective tool for encouraging sound stewardship of the environment than regulation. As new residents move to the region, it will be important to educate these residents about the Lamoille County land ethic, and the importance of traditional activities, such as agriculture, hunting/fishing, and forestry in order to minimize conflicts over use of land.
- **Public Lands contribute to the County's working landscape.** Public lands may range from small, community owned parks to large State Forests. Some towns have invested local resources to create

“Town Forests” or operate local Land Trusts. Acquisition of new public land should occur in consultation with the host community, and public lands should be open to diverse public uses.

- **Lamoille County is home to diverse wildlife resources, including large blocks of unfragmented core forest habitat.** Wildlife based activities such as hunting and fishing are an important component of the Region’s culture and economy. Sound management of the working landscape can enhance these resources, while fragmentation of habitat can undermine its quality.
- **Lamoille County has abundant high quality water resources that support a variety of recreational, ecological, and economic uses.** At the heart of recreational Vermont are Lamoille County’s water resources. Water resources take on a variety of forms and functions. They include rivers and lakes that support many important recreational uses including boating, fishing, swimming, wildlife observation, hunting, and the enjoyment of aesthetic values; water for snow-making; groundwater for private and public water supply; and wetlands to store flood waters and filter natural and man-made contaminants. Surface waters and wetlands provide numerous habitats for a variety of aquatic and riparian plant and animal communities, and support numerous economic and recreational activities.
- **Healthy riparian areas are restored and maintained.** Maintaining vegetated buffers along our rivers and streams will help to stabilize the stream banks and thereby improve flood resilience, will benefit fisheries and wildlife by providing natural shade and cover, and will enhance scenic and recreational uses.
- **Wetlands and floodplains are restored and protected.** Rivers should have access to floodplains wherever possible to establish and maintain stability. Wetlands and floodplains serve valuable functions including flood water storage, sediment trapping, nutrient filtering, and aquifer recharge. These functions benefit flood resilience as well as fish and wildlife.
- **Lamoille County’s groundwater and surface waters are uniformly of high-quality.** A coordinated regional and local effort to monitor water quality and address impairments, to develop and implement appropriate wastewater treatment systems, and to implement green stormwater infrastructure wherever possible, will improve and protect the water quality in Lamoille County watersheds as well as in the Lake Champlain Basin.

Key policies that also support this goal found in the Working Lands and Water Resources Chapters include but are not limited to:

- *The LCPC supports locally initiated efforts to conserve farm and forestland. Once conserved, plans for management of such lands shall be developed in consultation with the host community.*
- *Regionally significant ridgelines, such as Mount Elmore and the Worcester Range, Mount Mansfield and the Sterling Range, the Woodbury Range, Butternut Mountain, and Belvidere Mountain, should be protected from major development.*
- *Fragmentation of core forest areas and other important wildlife habitat is strongly discouraged.*
- *State transportation and infrastructure projects shall consider impacts on wildlife connectivity.*
- *Preserve the quality of the region’s lakes and rivers as a resource for human recreation and wildlife.*
- *Healthy riparian areas are critical to stream bank stabilization and fisheries and wildlife habitats; therefore, riparian areas should be restored and protected.*
- *Wetlands play an invaluable role in storing large volumes of water during flood events and by filtering and purifying surface waters as they make their way to other water bodies and therefore need to be protected.*
- *Rivers should have access to floodplains wherever possible to establish and maintain stability in order to minimize stream bank erosion and avoid conflicts with human infrastructure.*
- *Water quality in Lamoille County should meet Vermont Water Quality Standards. Efforts should be made to reduce point and non-point sources of water pollution.*

**Goal 7: To make efficient use of energy, provide for the development of renewable energy resources, and reduce emissions of greenhouse gases.**

- A) **General strategies for achieving these goals include increasing the energy efficiency of new and existing buildings; identifying areas suitable for renewable energy generation; encouraging the use and development of renewable or lower emission energy sources for electricity, heat, and transportation; and reducing transportation energy demand and single occupancy vehicle use.**
- B) **Specific strategies and recommendations for achieving these goals are identified in the State energy plans prepared under 30 V.S.A. §§ 202 and 202b.**

Page numbers:155-215 (Enhanced Energy Plan)

Narrative:

Goal 7 is addressed extensively in the Enhanced Energy Plan (chapter 4) of the Regional Plan. In 2024 the LCPC amended the Lamoille County Enhanced Energy Plan to meet the latest Act 174 standards and received an updated Determination of Energy Compliance” from the Vermont Public Service Department. The 2026 Regional Plan amendment did not involve updating the Energy chapter as an extensive amendment to this chapter and corresponding Plan references were completed in 2024. The only change in the Energy chapter included updated references to land use categories per Act 18. The Strategy section in the Enhanced Energy chapter and other cross-referenced chapters in the Enhanced Energy Plan including Land Use and Transportation align with efforts to contribute towards meeting Green House Gas emission reduction targets identified in the Global Warming Solutions Act and the 2022 Vermont Comprehensive Energy Plan. Policies outlined in the Enhanced Energy Plan strategy section that support this statewide planning Goal include but are not limited to:

- *Encourage efficient use of energy and energy conservation.*
- *Support development of renewable energy generation with solar, small-scale wind, hydro, biomass, and geothermal resources. All energy projects must adhere to a high environmental standard that includes avoiding or mitigating negative impacts to the natural resources listed in this plan and the plans of the host municipality.*
- *Encourage locating energy generation facilities at the preferred locations, areas where there is electric demand, and at locations where the land has already been built and impacted. Preferred and potentially suitable areas are listed in section 5 “Siting of Renewable Energy Facilities” and shown on energy maps. LCPC will work with interested municipalities to explore additional preferred areas for energy generation.*
- *Promote a diversity of renewable energy and electric options for meeting electricity and heating/cooling needs in Lamoille County.*
- *Promote opportunities to make renewable energy more cost efficient and affordable for residents, traditionally disadvantaged communities business owners, and municipalities.*
- *Share information regarding funding opportunities to support local utility grid system upgrades or safety measures.*
- *Encourage municipalities, local businesses, and residents to shift away from gas powered vehicles and adopt electric vehicle infrastructure and vehicles when applicable.*
- *Improve the connectivity of the bicycle and pedestrian network in Lamoille County and ensure regional bicycle and pedestrian needs are met (Policy cross-referenced in Transportation Strategy section).*
- *Support regional multi-modal opportunities (Policy cross-referenced in Transportation Strategy section).*
- *Ensure transportation projects are compatible with regional land use planning goals (Policy cross-referenced in Transportation Strategy section.)*

**Goal 8: To maintain and enhance recreational opportunities for Vermont residents and visitors.**

- A) **Growth should not significantly diminish the value and availability of outdoor recreational activities.**

**B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.**

Page numbers: 287-311 (Recreation chapter), 116-154 (Transportation chapter)

Narrative:

Goal 8 is addressed in the Recreation chapter (7) of the Regional Plan. Lamoille County, being a popular tourism destination strongly supports maintaining existing and enhancing recreational amenities in the county including amenities along the Lamoille Valley Rail Trail (which is also addressed in the Transportation chapter). The Regional Plan recognizes recreational opportunities as an integral part of Lamoille County’s local economy. Strategies from the Recreation chapter that support this goal include:

- ***Ensure Lamoille County integrates recreation into the daily functions of the built environment.*** Nationally, Vermont has one of the lowest obesity rates in the United States, due in large part to a culture that encourages and values recreation. Incorporating recreation into daily life, such as providing sidewalks, footpaths, inter-municipal trails, and bike lanes as major travel corridors, is important to keeping Lamoille County healthy. With abundant access to recreation, the health and well-being of Vermont’s population, including Lamoille County, will continue to ensure Vermont remains rated as one of the healthiest states in the country.
- ***Lamoille County’s recreation network requires public landowners, private landowners, and user groups to thrive.*** Some towns have invested local resources to create Town Forests, build recreation paths, or provide parking for trailhead access. User groups need to work together to build a coordinated regional approach to recreation and marketing of resources. Recreation is a powerful way to connect communities to one another, such as the multi-town Lamoille Valley Rail Trail, and most require joint partnerships.
- ***Private property owners are the primary stewards of the County’s recreational opportunities.*** Private property must be respected, and education is a more effective tool for encouraging sound stewardship of the environment than regulation. As new residents move to the region, it will be important to educate these residents about the Lamoille County land ethic and the importance of traditional activities, such as hunting and fishing, and working with recreation groups to minimize conflicts over use of land. At the same time, new residents must also be educated on respectful use and appropriate etiquette for using private land for recreation.
- ***Recreation is pivotal to Lamoille County’s economy.*** The ski industry brings thousands of visitors to Lamoille County each year and employs a significant portion of the workforce. Wildlife based activities such as hunting, fishing, boating, and camping are an important component of the Region’s culture and economy. Sound management of the working landscape can enhance and protect these resources while maintaining a diversity of year-round recreation and ensuring the County’s economy can adapt to changing recreation trends and a warmer climate pattern. Cycling, especially mountain biking, has continued to increase in popularity in the region. Vermont Highways should incorporate wider road shoulders for both biking and walking. Municipalities should also continue to emphasize the importance of cycling in the community and economy, monitoring the social, economic, and ecological impacts where possible.
- ***The working landscape provides diverse outdoor recreational opportunities,*** which also contribute to the regional economy. Recreation includes traditional activities such as hunting and fishing, as well as newer activities such as mountain biking, back country skiing, and dog sledding. With sound land management and cooperative planning, diverse recreational opportunities can coexist with each other and with agriculture and forestry operations while preserving these resources into the future.

Key policies from the Recreation chapter that support this statewide planning goal include but are not limited to:

- *Support and strongly encourage creating and maintaining recreational facilities and opportunities for all community users – with special attention to the needs of people with disabilities, youth, elders, those with low incomes, and people from a variety of ethnic groups who may not be current users.*
- *Encourage new residential and mixed-use developments to include sidewalks/walking and biking paths or trails, outdoor open space, recreational facilities, and community gardens.*

- *Support efforts to incorporate shared-use trails and bike lanes in development planning to connect communities, schools, and other facilities, and to increase residents' options for physical activity.*
- *The economy of Lamoille County should continue to encourage and enhance recreation and related recreational activities, organizations, and industries to ensure the vitality of the Region's tourism industry and quality of life.*
- *This plan recognizes that climate change may impact the tourism industry, particularly winter recreational activities. LCPC is committed to providing year-round economic and recreational opportunities in order to sustain economic vitality.*

**Goal 9: To encourage and strengthen agricultural and forest industries.**

- A) Strategies to protect long-term viability of agricultural and forestlands should be encouraged and should include maintaining low overall density.**
- B) The manufacture and marketing of value-added agricultural and forest products should be encouraged.**
- C) The use of locally-grown food products should be encouraged.**
- D) Sound forest and agricultural management practices should be encouraged.**
- E) Public investment should be planned so as to minimize development pressure on agricultural and forest land.**

Page numbers: 312-346 (Working Lands)

Narrative:

Goal 9 is addressed in the Working Lands chapter (8) of the Regional Plan. The plan policies support agricultural and forestry industries as an important part of Lamoille County's local economy. Protection of these resources and working lands is encouraged in the Plans policies and actions. Strategies found in the Working Lands chapter (8) that support this goal include:

- ***Ensure the viability of diverse agricultural and forest-based enterprises as a key component to maintaining the County's working landscape.*** Without agriculture and forestry, much of the working landscape would be lost. Agricultural and forest-based enterprises, including agritourism, must be provided with the flexibility to adapt to changing conditions.
- ***Private property owners are the primary stewards of the County's working landscape.*** Private property must be respected, and education is a more effective tool for encouraging sound stewardship of the environment than regulation. As new residents move to the region, it will be important to educate these residents about the Lamoille County land ethic, and the importance of traditional activities, such as agriculture, hunting/fishing, and forestry in order to minimize conflicts over use of land.
- ***Public Lands contribute to the County's working landscape.*** Public lands may range from small, community owned parks to large State Forests. Some towns have invested local resources to create "Town Forests" or operate local Land Trusts. Acquisition of new public land should occur in consultation with the host community, and public lands should be open to diverse public uses.
- ***Lamoille County is home to diverse wildlife resources, including large blocks of unfragmented core forest habitat.*** Wildlife based activities such as hunting and fishing are an important component of the Region's culture and economy. Sound management of the working landscape can enhance these resources, while fragmentation of habitat can undermine its quality.

Policies included in the Working Lands chapter that support this statewide planning goal include but are not limited to:

- *Support and strongly encourage the continued diversification of the agricultural and forest products produced in Lamoille County.*
- *Encourage development of the secondary industries needed to support the working landscape, such as food processors, saw/lumber mills, storage/warehousing facilities, and incubators (such as the Vermont Food Venture Center).*
- *Support efforts to increase access to local foods and other locally produced agricultural and forest products.*
- *This Plan recognizes that much of Lamoille County's working landscape is the result of private property owners*

*acting as stewards of the land. LCPC supports State and local efforts to ensure the viability of the agricultural and forestry industries.*

- *LCPC supports locally initiated efforts to conserve farm and forestland. Once conserved, plans for management of such lands shall be developed in consultation with the host community.*
- *Given the large amount of State-owned land within Lamoille County, public use of this land for recreation, wildlife management (including hunting), timber management, and maple sugar production should be allowed and encouraged.*

**Goal 10: To provide for the wise and efficient use of Vermont’s natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.**

Page numbers: 231-286 (Land Use), 312-346 (Working Lands), 347-373 (Water Resources)

Narrative:

Goal 10 is addressed in the Working Lands (8) and Water Resources (9) chapters of the Regional Plan. This goal is also discussed in the Land Use (6) chapter Objectives and in the Rural and Working Lands discussion. Lamoille County already meets the Vermont Conservation Goals of meeting 30% conserved land by 2030 (does not include Current Use parcels) and 50% conserved lands by 2050 (this does include Current Use parcels). The Lamoille County Conserved Lands map at the end of the Land Use chapter demonstrates the total area in Conservation or Current Use accounts for 86.7% of the County (258,946 Acres). 42.5% of those acres are land in Current Use, and 44.2% are conserved land.

Strategies in the Working Lands, Water Resources, and Land Use chapters that support this goal include but are not limited to:

- ***To guide growth that promotes sustainability of the region’s natural systems and valuable agricultural and forestry resources:*** As discussed elsewhere in this Plan, Lamoille County’s natural environment and diverse agricultural and silvicultural resources are among the assets that distinguish the region from other areas of the country and neighboring regions of Vermont. Protection of these resources will likely take a variety of forms – from stewardship by private landowners, to purchase of easements by conservation organizations, to fee simple ownership by municipal or State entities. In light of limited public resources, public conservation funds and mitigation efforts should be targeted toward those areas that best support the goals of local and regional plans.
- ***Ensure the viability of diverse agricultural and forest-based enterprises*** as a key component to maintaining the County’s working landscape. Without agriculture and forestry, much of the working landscape would be lost. Agricultural and forest-based enterprises, including agritourism, must be provided with the flexibility to adapt to changing conditions.
- ***Lamoille County is home to diverse wildlife resources, including large blocks of unfragmented core forest habitat.*** Wildlife based activities such as hunting and fishing are an important component of the Region’s culture and economy. Sound management of the working landscape can enhance these resources, while fragmentation of habitat can undermine its quality.
- ***Private property owners are the primary stewards of the County’s working landscape.*** Private property must be respected, and education is a more effective tool for encouraging sound stewardship of the environment than regulation. As new residents move to the region, it will be important to educate these residents about the Lamoille County land ethic, and the importance of traditional activities, such as agriculture, hunting/fishing, and forestry in order to minimize conflicts over use of land.
- ***Water resources that provide public recreational opportunities or are areas of significant historical, scenic, and recreational value are protected.*** A coordinated planning effort at the local and regional level ensures that current and future development retains rather than impairs the value of our water resources.
- ***Lamoille County has abundant high quality water resources that support a variety of recreational, ecological,***

*and economic uses.* At the heart of recreational Vermont are Lamoille County's water resources. Water resources take on a variety of forms and functions. They include rivers and lakes that support many important recreational uses including boating, fishing, swimming, wildlife observation, hunting, and the enjoyment of aesthetic values; water for snow-making; groundwater for private and public water supply; and wetlands to store flood waters and filter natural and man made contaminants. Surface waters and wetlands provide numerous habitats for a variety of aquatic and riparian plant and animal communities, and support numerous economic and recreational activities.

- Key policies noted under goals 5 and 6 in this checklist also address wise use of natural resources in Lamoille County.

**Goal 11:** To ensure the availability of safe and affordable housing for all Vermonters.

- (A) Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate income, and consistent with housing targets provided for in subdivision 4348a(a)(9) of this title.**
- (B) New and rehabilitated housing should be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.**
- (C) Sites for multi-family and manufactured housing should be readily available in locations similar to those generally used for single-family dwellings.**

**(D) Accessory dwelling units within or attached to single-family residences that provide affordable housing in close proximity to cost-effective care and supervision for relatives, elders, or persons who have a disability should be allowed.**

Page numbers:70-115 (Housing Chapter)

Narrative:

Goal 11 “To ensure the availability of safe and affordable housing for all Vermonters” is addressed in the Housing chapter (2) of the Regional Plan. This chapter was amended per Act 181 and Act 47. A housing targets section was added per Act 47 and Act 181. The LCPC explored other options and formulas to create town level housing targets. Dividing the regional target based on current population distribution proved to be the most rational and equitable approach. The LCPC explored dividing the targets based on current housing unit distribution, but this produced skewed results due to the high volume of 2nd homes in Lamoille County -- especially in Stowe. The LCPC also considered developing a formula-based on infrastructure service areas. The LCPC decided against that method due to limitations of existing water and sewer infrastructure in the County.

Policies and action items were enhanced and added to further promote safe, affordable and a diversity of housing options including “missing middle housing” and ADU’s. Policies, actions, and a section was added regarding promoting safe and adequate housing options (healthy homes). New Housing Assessment Report data (County, State Assessments, and reference to the 2025 Stowe Housing Report) and relevant 2025 Regional Plan Survey information was also incorporated into the Housing chapter amendment. Key strategies that support this statewide planning goal found in the Housing Chapter include:

- ***Provide for the full housing continuum:*** There is more to the County’s housing picture than simple supply. The housing needs of various segments of the population vary greatly. Affordability for young families, renters, and first-time homebuyers is a major workforce housing concern. There is a growing need for “missing middle” options for homeownership throughout the Region. At the same time, an aging population creates future needs for more housing options for senior and disabled residents.
- ***Ensure a diverse and affordable housing stock:*** With the diversity of communities in Lamoille County, from rural communities without traditional village centers or commercial cores to towns that are the workforce center of the region, to communities with heavy seasonal housing stock, the housing needs of each community vary. Further, each community has different water and wastewater availability, development pressures, and priority needs that must be addressed. A diversity of housing options should be encouraged to meet the County’s housing needs, including development of additional multi-family, Accessory Dwelling Units, single-family, and senior housing units. The 2025 Regional Plan Survey demonstrated support for renovating vacant and underused housing units to assist in providing additional housing stock in the County.
- ***Consider the costs of housing plus transportation:*** As the cost of transportation rises, the costs of housing plus transportation may begin to factor into where housing is built or re-developed. Encouraging growth in and near Village and Downtown Centers by locating centers of employment, services, and housing more compactly, helps alleviate additional transportation costs. The 2025 Regional Plan Survey demonstrated that rising housing costs continues to be the greatest challenge for Lamoille County residents in terms of affordability.
- ***Expand housing options in “safer areas” outside the floodplain within and near village centers and downtown centers:*** Many of Lamoille County’s traditional village centers and downtowns are located close to rivers and other waterbodies. As a result, significant portions of the Region’s most “naturally affordable” housing stock are located in flood prone areas. Recent flood events have had devastating impacts on these neighborhoods and highlighted the vulnerability of these centers. New housing outside of the floodplain is a critical element of local and regional flood recovery.
- ***Promote Safe and Adequate Housing Options (“Healthy Homes”):*** Several health and environmental factors play a role in ensuring housing options are safe and adequate for Lamoille County residents. Locating more affordable housing options outside flood prone areas promotes housing stock in safer locations less susceptible to future flooding events. Housing stock and neighborhoods that support health and well-being are predictors of

overall wellness. The Lamoille County Planning Commission recognizes that everyone deserves to live in a healthy, safe home. Health and wellness should be considered when locating new housing development and services in Lamoille County. Wellness can take many forms including promoting walkable safe environments, enhancing access to green space and parks, ensuring access to healthy foods, health services, and alternative modes of transportation as well as providing opportunities for social engagement. Ensuring prospective and existing homeowners are aware of other health factors and potential hazards such as high radon levels, contaminants in drinking water, and the presence of lead paint also plays a role in providing healthy homes.

Policies in the Housing chapter that support this goal include but are not limited to:

- *Affordable housing is a regional challenge. When applicable, regional solutions should be promoted to further increase housing stock.*
- *LCPC, along with municipalities and regional housing organizations, should promote and support efforts that allow and encourage clustering for the purpose of providing affordable housing, building multi-family units, providing lots for single family homes, and mixed-use development projects.*
- *LCPC shall assist municipalities in preparing capital programs and capital budgets to fund improvements to community infrastructure and services needed to support housing development, particularly within Village/Downtown Centers, Village Areas, Planned Growth Areas, and Transition Infill Areas.*
- *LCPC supports residential development that is compatible with objective standards defined in municipal plans and bylaws. An increase in the total number of dwelling units and/or housing density in comparison to neighboring properties shall not be considered detrimental to the character of the neighborhood. The need to shift development patterns away from flood prone areas may result in an increase in housing density in some currently lower-density areas of the Region.*
- *Development standards should permit a wide variety of housing (including single-family, multi-family, accessory, and mobile homes). Municipalities should use alternatives to minimum lot size to regulate use and intensity of development, especially in Village/Downtown Centers.*
- *LCPC supports promoting “Healthy Homes” and safe and adequate housing options in Lamoille County.*

**Goal 12: To plan for, finance, and provide an efficient system of public facilities and services to meet future needs.**

- (A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply, and sewage and solid waste disposal.**
- (B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services.**

Page numbers: 231-286 (Land Use), 432-451 (Culture and Community), 452-473 (Public Facilities)

Narrative:

Goal 12 regarding public facilities and services is addressed in the Public Facilities chapter (13) of the Regional Plan. Public facilities and expansion of services such as water and sewer are encouraged in designated growth and planned growth areas. Strategy section of this chapter was amended to promote re-use of abandoned or under-utilized public facilities. The following strategy is intended to guide policies and action items related to public facilities and services: ***Community investments such as educational, cultural, recreational, healthcare, and municipal services will aid in attracting economic development opportunities.*** Many people who choose to settle in Lamoille County do so because of the quality of life they find here. People who grow up here may choose to stay for many of the same reasons. Maintaining and strengthening community investments and public services will stimulate local and regional economies to encourage growth. Policies in the Public Facilities chapter that support this goal include but are not limited to:

- *Encourage efforts to develop a safe, stimulating, and inclusive region that offers good schools and opportunity for its young people, and respects the region's values, natural beauty, and resources (including both the natural and constructed).*
- *An adequate supply of public facilities is encouraged in downtowns and village centers.*
- *An adequate supply of materials/ needle collection facilities should be made available throughout the region for all residents.*

The Regional Plan Land Use chapter (6) also contains strategies to support water and sewer service infrastructure and alternative community wastewater systems. The following policies from the Land Use chapter support this statewide planning goal:

- *Infrastructure investments, transportation improvements, and location of public buildings should reinforce the objectives of the Regional Plan. Future development should be directed to areas served by water and wastewater and other public infrastructure.*
- *Support Lamoille County municipalities' planning efforts to protect/expand existing drinking water systems and develop infrastructure for an alternative municipal drinking water source.*

A strategy that also supports this goal from the Culture and Community chapter (12) includes:

- ***Ensure health and wellness needs, services, and facilities are available, accessible, affordable, and sufficient for Lamoille County residents and visitors.*** A healthy and educated workforce is vital for future growth and development of the region. Ensuring access to and support for wellness needs for the region's diverse populations will require inter-disciplinary partnership.

A policy from chapter 12 that also support this statewide planning goal includes:

- *Cultural resources and facilities continue to be preserved, strengthened, and supported.*

**Goal 13: To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.**

Page numbers: 432-451 (Culture and Community)

Narrative:

Goal 13 ensuring safe and affordable childcare is addressed in the Culture and Community chapter (12) of the Regional Plan. A key strategy from chapter 12 that supports this goal includes:

- ***All youth, young adults, and children deserve the opportunity to grow and develop in a safe, respected environment that normalizes healthy behaviors.*** Children are an integral part of the development of Lamoille County. Examples of healthy behaviors that are important for children and youth include physical activity and balanced nutrition. Ensuring adequate support for children and families is important for LCPC.

A key policy from chapter 12 that supports this goal includes:

- *LCPC supports the availability of high-quality, affordable childcare providers and facilities throughout Lamoille County to meet the needs of families and employers and provide an enriching environment for the Region's children and youth.*

**\* Goal 14: (14) To encourage flood resilient communities.**

- (A) *New development in identified flood hazard and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.***
- (B) *The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.***
- (C) *Flood emergency preparedness and response planning should be encouraged.***

*\*This goal is effective until 1/1/28, after which it is replaced with updated language accounting for the forthcoming statewide minimum flood hazard area standards established by rule by the Agency of Natural Resources*

Page numbers: 374-409 (Flood Resilience)

Narrative:

Goal 14 “To encourage flood resilient communities” is addressed in the Flood Resilience Chapter (10) of the Regional Plan. This chapter was amended to update the policies/actions section to support infrastructure upgrades to reduce flooding impacts (upsized culverts/bridges), to help guide future development outside the floodplain, to reflect strategies from the 2025 Long-term Recovery and Resiliency Plan for the Northern Vermont Economic Development District such as promoting equipment/resource sharing with neighboring communities, to reflect flood resiliency results from the 2025 Regional Plan Survey, to reference Act 121, and to update data on recent flooding events.

Strategies from the Flood Resiliency chapter that support this goal include:

- **Communities are flood resilient** when they are able to anticipate, prepare for, respond to, and recover from, significant floods with minimum damage to social well-being, the economy, and the environment. In the last 50 years, severe storms have gotten more common in Vermont and across the Northeast. While the future is not fully predictable, current models of climate change suggest this trend will continue. We need to take careful steps to ensure that our communities are prepared for and resilient to increasingly frequent floods.
- **Development is concentrated in areas safe from flooding.** As of April 2025 in Lamoille County, there were 354 residential structures, 72 commercial facilities, and 41 critical facilities in the flood hazard area. Locating new development outside of hazardous areas is one way to reduce future losses. Moving existing buildings, especially critical facilities, out of hazardous locations may be prudent in some cases. Extending foundational infrastructure (water/sewer) will help transition communities and critical facilities into safer areas. Communities need to examine their public and critical facilities to be sure they are accessible, safe, and functional when needed.
- **Development in flood prone areas is protected from flooding damages and does not cause an adverse impact to downstream areas.** For those buildings and other infrastructure that can't be moved, steps can be taken to help them experience less damage in the next flood. Some measures include elevating the bottom floor of the building, elevating utilities, changing a below-ground basement into an above-grade level crawl space, and providing vents for flood water to enter and leave the crawl space. Conversely, filling in a floodplain area will only exacerbate flooding downstream and should be avoided.
- **Floodplains and upland forested areas are protected.** Protecting our intact floodplains and river corridors is the single most cost effective way to prevent future flood damage. When we protect these critical areas we give rivers more room to spill over their banks and release their energy when severe storms occur. Over time, rivers connected to their floodplains become rivers less prone to catastrophic flooding. Likewise, forested areas provide multiple watershed benefits including capacity to retain precipitation and moderate flows. Forests in the watershed and even individual trees can help temper peak flows from small storms and larger events. Forests, particularly on higher and steeper locations, provide self-renewing areas that retain and delay water and reduce sediment loading. Branches and trees in the stream channel slow waters, and trap sediment appropriate to an equilibrium condition. Protecting forested lands in the watershed is an important strategy to prevent damaging peak flows. If water is not intercepted, retained, and delayed in forest cover then more water may come sooner and quicker, exacerbating flash-flooding and erosive impact.
- **Ditches and water control structures for transportation infrastructure such as roads, trails, culverts and bridges are adequately designed, constructed, and maintained.** Currently, most road crossing structures are undersized, leaving the transportation infrastructure ripe for injury, loss of emergency services, and economic disruption. In the event of a disaster, the loss of services can be devastating and the unbudgeted costs for repairs can be formidable. On the other hand, a transportation network with appropriately sized culverts, bridges, and ditches can withstand flooding events. Culverts, bridges, ditches, roads and trail networks should

be adequately sized/designed to withstand a range of flooding events. In light of recent flooding events, bridges and large stream culverts are being designed to reduce damage in flooding events up to a 500-year flood. Municipal bridge and culvert upgrades should comply with the latest VTrans Road and Bridge Standards. Improvements to municipal road drainage and ditching should comply with the Municipal Roads General Permit. To establish and maintain a reliable transportation network requires an assessment of needs, prioritization of infrastructure upgrades, and budgeting for future upgrades. There are state and federal funding sources available to help Towns fund repairs and replacements to safe and resilient standards.

- ***Local communities are well-prepared for flooding emergencies. Communities that are well-prepared greatly reduce the loss of life and property damage when a disaster occurs.*** Preparedness is a responsibility of residents, business, and government and includes emergency personnel acquiring suitable equipment and conducting training and exercises, developing and updating local emergency operations plans, and establishing evacuation procedures and communication protocols for disasters. Even simple preparedness measures like having disaster supplies on hand, maps of emergency shelters and available resources, installing smoke detectors, and knowing basic first aid, help to lessen the impact of a disaster.

Policies from chapter 10 that support this goal and creating flood resilient communities include:

- *Discourage new development in flood hazard areas and river corridors.*
- *Protect areas that help to attenuate flooding, such as wetlands, floodplains, river corridors, and upland forests.*
- *Rivers should have access to floodplains wherever possible to establish and maintain stability in order to minimize stream bank erosion and avoid conflicts with human infrastructure.*
- *For the safety and protection of human resources and infrastructure, new construction within floodplains should be avoided and measures should be taken to protect existing structures within the floodplain or pursue relocation of structures as appropriate.*
- *Ditches and water control structures for transportation infrastructure such as roads, trails, culvert and bridges should be adequately designed, constructed, and maintained to reduce damage to public infrastructure during various sized flooding events.*
- *Ensure an efficient, coordinated regional response network exists during flooding emergencies.*
- *Reduce the loss of life and damage to property from flooding hazards.*

**Goal 15: To equitably distribute environmental benefits and burdens as described in 3 V.S.A. chapter 72**

Page numbers: 7-9 (Introduction – Health Equity and Environmental Justice; Equity Analysis), 70-76 (Housing Strategy), Energy (162-168), 141-142(Transportation), and throughout the Plan

Narrative:

The Introduction of the Plan includes a discussion of equity and environmental justice and a detailed Equity Analysis. environmental justice is incorporated throughout the Regional Plan and considered in the policies and actions of this plan. Additions to promoting Health Equity and environmental justice in the Regional Plan were further emphasized by referencing Act 154 (VT Environmental Justice Law) on page 6 of the Plan Introduction, adding a “healthy homes” section and policies/actions in the Housing chapter (2), and further emphasizing energy burden in chapters beyond the Enhanced Energy Plan such as in the Transportation chapter (3) amendment. During the 2024 Amendment to the Lamoille County Enhanced Energy Plan at that time the LCPC included an equity and energy planning section in chapter 4 to comply with the latest Act 174 standards.

This builds on prior work during the 2023 Regional Plan Update. During the 2023 Regional Plan update the LCPC worked

with local health partners to incorporate Health Equity throughout the Lamoille County Regional Plan and in the Plan's policies and actions items throughout the Plan. Some example equity and environmental justice related policies found throughout the Regional Plan are highlighted below.

**Equity and Environmental Justice Policy Examples in the Regional Plan:**

Housing Chapter

- *LCPC supports promoting "Healthy Homes" and safe and adequate housing options in Lamoille County.*

Energy Chapter:

- *Consider equity when conducting outreach for siting of renewable energy.*
- *Consider equity when supporting planning efforts for electric vehicle infrastructure, with particular focus on enhancing access in traditionally underserved communities.*

Land Use Chapter:

- *Future development and growth should be located outside the floodplain and consider the impacts on underserved and marginalized communities in terms of providing access and /or connectivity to public services, community recreation/green space, and public transportation networks.*

Flood Resilience Chapter:

- *For the safety and protection of human resources and infrastructure, new construction within floodplains should be avoided and measures should be taken to protect existing structures within the floodplain or pursue relocation of structures as appropriate.*

Culture and Community Chapter:

- *LCPC supports promoting health equity to assist communities/community groups that experience health inequities.*
- *Increase access to, availability of, and affordability of, locally grown, healthy foods to residents of all income levels.*
- *Regardless of age, ability, or income, ensure all Lamoille County residents and visitors will have access to healthy, affordable options for food that make the healthy choice the easy choice.*

**PART B – CONSISTENCY WITH THE PURPOSES OF A REGIONAL PLAN**

Per 24 V.S.A. § 4348(h)(4), for the Land Use Review Board to issue a determination of plan compliance, it must find that the plan is consistent with the purposes of a regional plan as established in 24 V.S.A. § 4347. "Consistency" is defined in 24 V.S.A. § 4302(f)(1), and above.

Please provide detailed information describing how the plan is consistent with the purposes of a regional plan.

**24 V.S.A. § 4347 – PURPOSES OF A REGIONAL PLAN**

A regional plan shall be made with the general purpose of guiding and accomplishing a coordinated, efficient, equitable, and economic development of the region that will, in accordance with the present and future needs and resources, best promote the health, safety, order, convenience, prosperity, and welfare of current and future inhabitants as well as efficiency and economy in the process of development. This general purpose includes recommending a distribution of population and of the uses of the land for urbanization, trade, industry, habitation, recreation, agriculture, forestry, and other uses as will tend to:

- (1) create conditions favorable to transportation, health, safety, civic activities, and educational and cultural opportunities;
- (2) reduce the wastes of financial, energy, and human resources that result from either excessive congestion or excessive scattering of population;
- (3) promote an efficient and economic utilization of drainage, energy, sanitary, and other facilities and resources;
- (4) promote the conservation of the supply of food, water, energy, and minerals;
- (5) promote the production of food and fiber resources and the reasonable use of mineral, water, and renewable energy resources;
- (6) promote the development of housing suitable to the needs of the region and its communities; and
- (7) help communities equitably build resilience to address the effects of climate change through mitigation and adaptation consistent with the Vermont Climate Action Plan adopted pursuant to 10 V.S.A. § 592 and 3 V.S.A. chapter 72.

Page numbers: 1-10 (Introduction)

Narrative: The information presented in Section 1: Introduction demonstrates how the Plan is consistent with the purposes of a regional plan.

On pages 1-2, there is discussion of what the Lamoille County Planning Commission is and the purposes of a Regional Plan. The Plan is discussed as a source of information and resources, policies and actions towards meeting regional and municipal goals and objectives. This is done to allow the region to grow demographically and economically while maintaining critical recreational, scenic, and natural resources.

Pages 6-7 cover the vision for the region being a welcoming and inclusive place that embodies stewardship of the land, accessible recreation, public services, the arts, local food access, historic preservation, and health equity. The region strives to encourage collaboration, support sustainable growth, and independence of the region's unique communities.

Pages 9-10 cover primary regional plan goals and objectives that speak to the overall purposes of a regional plan. The primary objectives of the plan is to guide growth into and near compact settlements, protect the region's natural and working landscapes, encourage affordable and diverse housing options, promote an efficiency transportation system, investing in public infrastructure, promoting energy efficiency and conservation, and consider environmental benefits and burdens in regional planning efforts. Themes of health equity and environmental justice are incorporated throughout the plan.

**PART C – REQUIRED ELEMENTS OF A REGIONAL PLAN**

Per 24 V.S.A. § 4348(h)(4), for the Land Use Review Board to issue a determination of plan compliance, it must find that the plan is consistent with the regional plan elements as described in 24 V.S.A. § 4348a, except that the requirements of 24 V.S.A. § 4352 related to enhanced energy planning are under the sole authority of the Department of Public Service.

Please provide details about how the regional plan is consistent with the regional plan elements listed below.

**(1) A statement of basic policies of the region to guide the future growth and development of land and of public services and facilities, and to protect the environment**

Page numbers: 2-10; 231-249 (Land Use Strategy), 287-294 (Recreation Strategy), 312-316 (Working Lands Strategy), 347-352 (Water Resources Strategy), 374-381 (Flood Resilience Strategy)

Narrative: Policies of the region to guide future growth and development, public services and facilities, and environmental protection are included throughout the Plan. The introduction includes an overview of key objectives and policies, and an implementation plan of proposed actions guided by the Plan’s overall objectives is included on pages 9-10.

The Land Use chapter (6) supports guiding growth and development of land in compact areas with associated policies (p. 231-249), and public facilities and services have dedicated policies and actions starting on p. 452. Environmental protection with associated policies is covered at length in Section 4: Our Sense of Place, including policies supporting the protection and quality of rivers, streams, wetlands, forests, fisheries, wildlife, and other natural resources throughout Recreation, Water Resources, Working Lands, and Flood Resiliency chapters.

**(2) A natural resources and working lands element, which shall consist of a map or maps and policies, based on ecosystem function, consistent with Vermont Conservation Design, support compact centers surrounded by rural and working lands, and that:**

- (A) Indicates those areas of significant natural resources, including existing and proposed for forests, wetlands, vernal pools, rare and irreplaceable natural areas, floodplains, river corridors, recreation, agriculture using the agricultural lands identification process established in 6 V.S.A. § 8, residence, commerce, industry, public, and semipublic uses, open spaces, areas reserved for flood plain, forest blocks, habitat connectors, recreation areas and recreational trails, and areas identified by the State, regional planning commissions, or municipalities that require special consideration for aquifer protection; for wetland protection; for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation purposes.
- (B) Indicates those areas that have the potential to sustain agriculture and recommendations for maintaining them that may include transfer of development rights, acquisition of development rights, or farmer assistance programs.
- (C) Indicates those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests. A plan may include specific policies to encourage the active management of those areas for wildlife habitat, water quality, timber production, recreation, or other values or functions identified by the regional planning commission.
- (D) Encourages preservation of rare and irreplaceable natural areas, scenic and historic features and resources.
- (E) Encourages protection and improvement of the quality of waters of the State to be used in the development and furtherance of the applicable basin plans established by the Secretary of Natural Resources under 10 V.S.A. § 1253.

Page numbers: 286 (Land Use chapter, see Conserved Lands map), 312-316 (Working Lands Strategy), 347-352 (Water Resources Strategy), 374-381 (Flood Resilience Strategy)

Narrative: In the narrative, please describe how the plan's policies, actions, and future land use areas support the intent of 10 VSA 2802 (i.e., 30x30 and 50x50 conservation goals).

Lamoille County already meets the Vermont Conservation Goals of meeting 30% conserved land by 2030 (does not include Current Use parcels) and 50% conserved lands by 2050 (this does include Current Use parcels). The Lamoille County Conserved Lands map at the end of the Land Use chapter (page 286) demonstrates the total area in Conservation or Current Use accounts for 86.7% of the County (258,946 Acres). 42.5% of those acres are land in Current Use, and 44.2% are conserved land.

Section 4: Our Sense of Place in the LCPC Regional Plan covers required elements for natural resources and working lands. Each chapter begins with policies and actions that help protect and preserve ecological functions of forests, waters, and natural areas for wildlife habitat, water quality, recreation, and other regional values.

The Working Lands chapter (8) demonstrates how the Plan is consistent with the working lands element. This chapter begins with an overall look at how the working landscape is central to the character of the region and recognizing key strategies and policies including ensuring the viability of diverse agricultural and forest-based enterprises, recognizing that the county is home to diverse wildlife resources and large, unfragmented core forest habitat, and supporting efforts to conserve farm and forestland. The narrative discusses agriculture and the changing nature of the industry, with fluctuations of farm size, demographics, and recommends supporting agricultural enterprises with availability of appropriate infrastructure (e.g., roads, utilities, processing and storage capacity). Forestry is also discussed and the multifaceted benefits of forests, including ecological benefits for water quality, air quality, and serving as core habitat for a diversity of wildlife, and economic benefits from tourism and the ability to manufacture forest-based products. Fragile and natural forest areas are discussed and regional partners are identified that the LCPC supports to help protect and preserve these significant natural resources. Maps are included at the end for Priority Forest Blocks, Habitat Blocks, Natural Communities, and Wildlife Resources.

The Water Resources chapter (9) demonstrates how the Plan is consistent with the natural resources element and speaks to protection and improvement of quality waters of the state. Strategies are proposed for continued enjoyment and protection of water resources including restoring and maintaining riparian areas, protecting wetlands and floodplains, and monitoring and addressing impairments to groundwater and surface waters. Connections to community resources and infrastructure are made in the policies section by avoiding or mitigating new construction within floodplains, working with developers and municipalities to protect regionally significant waters and links to resources of historic, scenic, and recreational value, and avoiding conflicts with infrastructure. Water resources are mapped throughout the chapter. The Flood Resiliency chapter (10) also discusses the value of floodplains and river corridors, and discusses strategies for conserving land and discouraging development in these vulnerable areas to the benefit of both natural resources and the region's communities and economy.

**(3) An energy element, including an analysis of resources, needs, scarcities, costs, and problems within the region across all energy sectors, including electric, thermal, and transportation; a statement of policy on the conservation and efficient use of energy and the development and siting of renewable energy resources; a statement of policy on patterns and densities of land use likely to result in conservation of energy; and an identification of potential areas for the development and siting of renewable energy resources and areas that are unsuitable for siting those resources or particular categories or sizes of those resources.**

Page numbers: 155-215 (Energy Chapter)

Narrative: The enhanced energy chapter (4) demonstrates how the Plan is consistent with the energy element.

The chapter begins with policies and actions that encourage the efficient use of energy and energy conservation. Future growth is encouraged within Village/Downtown Centers, Village areas, and others while strip development is discouraged, to help encourage the conservation of energy in walkable communities. Equity in energy planning is discussed early in the chapter and links to discussion of “energy justice” in the 2022 VT Comprehensive Energy Plan as it relates to thermal, transportation, and electric sectors of the region. Weatherization is identified as a key means to conserving energy and reducing energy burden in vulnerable communities with aging housing stock. Supporting alternative transit opportunities, supporting EV charging, and developing walkable and bikeable communities is

discussed, which could help address significant energy burdens in the transportation sector while also reducing emissions and improving health equity. This is followed by a narrative analysis of energy use across thermal, transportation, and electric sectors, offering targets for reducing energy use, greenhouse gas emissions, and increasing renewable energy generation to meet goals set in the Global Warming Solutions Act and Climate Action Plan. Limitations in the regional electric grid will hinder the ability to meet regional renewable energy generation targets. The chapter concludes with an analysis of renewable energy generation potential and land area needed, as well as areas preferred or potentially suitable for renewable energy development, such as parking lots, brownfields, landfills, rooftop installations, gravel pits, and other areas. Unsuitable areas for renewable energy development include FEMA identified floodways, river corridors, class 1 and 2 wetlands, vernal pools, significant natural communities and wilderness areas. These areas are also mapped at the end of the chapter.

**(4) A transportation element consisting of a statement of present and prospective transportation and circulation facilities, and a map showing existing and proposed highways, including limited access highways, and streets by type and character of improvement, and where pertinent, anticipated points of congestion, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads and port facilities, and other similar facilities or uses, and recommendations to meet future needs for such facilities, with indications of priorities of need, costs, and method of financing.**

Page numbers: 116-154 (Transportation chapter)

Narrative: The Transportation Chapter (3) demonstrates how the Plan is consistent with the transportation element.

The chapter begins with goals, policies and actions that support safe, accessible, regional multi-modal opportunities, rail, and air travel, and ensuring that roadway projects enhance scenic and environmental resources. A background of the region’s highway system is provided, which serves as a freight network but also often serving as the “Main Street” in many village areas. Other scenic transportation resources such as the Smugglers’ Notch Scenic Highway and Green Mountain Byway are highlighted. Transportation Demand Management and Multi-Modal Connectivity are discussed as ways to create a connected transportation system supporting cars, bicycles, pedestrians, rail, aviation, and public transit in a comprehensive way. Alternative modes of transportation are also discussed such as ride sharing and services like Rural Community Transit. Bike and pedestrian networks are highlighted, like the Stowe Recreation Path and the Lamoille Valley Rail Trail, which can be used as alternative transportation networks but also recreation with associated economic and health benefits. Healthy Community Design, Traffic Calming and Streetscaping are other tools highlighted to help improve function and safety for all types of users. The chapter ends with identification of major routes (Route 100, 15, 12, 108) and highway classifications and designations. Facilities and functional classes are also mapped at the end of the chapter.

**(5) A utility and facility element, consisting of a map and statement of present and prospective local and regional community facilities and public utilities, whether publicly or privately owned, showing existing and proposed educational, recreational and other public sites, buildings and facilities, including public schools, State office buildings, hospitals, libraries, power generating plants and transmission lines, wireless telecommunications facilities and ancillary improvements, water supply, sewage disposal, refuse disposal, storm drainage, and other similar facilities and activities, and recommendations to meet future needs for those facilities, with indications of priority of need.**

Page numbers: 216-230 (Telecommunications Chapter), 452-473 (Public Facilities)

Narrative: The Telecommunications chapter (5) and the Public Facilities and Services chapter (13) demonstrate how the Plan is consistent with the utility and facility element.

The Telecommunications chapter discusses progress Lamoille County has made with advancing wireline broadband and some improvements to cellular coverage. Significant gaps still remain with cellular coverage, though both are important for use by visitors, businesses, residents, emergency responders, community service and municipal organizations. Regional

objectives for future coverage include providing universal broadband and cellular coverage. Regional fiber internet providers are listed and coverage is discussed. Communications are also discussed at the end of the chapter as being essential in disaster events. Maps of telecommunication facilities are included at the end of the chapter.

The Public Facilities chapter begins with policies and action items supporting the development of safe and inclusive schools and educational opportunities, supporting location of community anchors in village centers, and supporting communities in reusing abandoned or underutilized facilities. An inventory of primary, secondary, and post-secondary school options are included as well as general trends in enrollment and whether facilities have capacity concerns. Elementary schools with capacity concerns include Hyde Park and Morrystown. Lamoille North Union Middle and High School have no capacity concerns but Lamoille South has changing enrollment trends that should be monitored. Other educational opportunities include Central Vermont Adult Basic Education and Laraway Youth and Family Services. Other public facilities highlighted include cemeteries, hazardous and solid waste management facilities, and information on the universal recycling and composting law. Maps of regional community facilities and public utilities are included at the end of the chapter.

A specific section for the LCPC participation in the Section 248 process for review and issuance of a Certificate of Public Good is also included.

**(7) A program for the implementation of the regional plan’s objectives, including a recommended investment strategy for regional facilities and services based on a capacity study of the elements in this section.**

Page numbers: 9-10, 19-27 (Introduction) and Throughout the Plan

Narrative: The Introduction includes an implementation plan summary table and action items with associated timeframes for each section of the plan. Additional action items are also included throughout the Regional Plan at the beginning of each chapter in the Strategy section. Guiding Regional Plan Objectives updated during this 2026 Regional Plan Amendment are also found on pages 9-10. These objectives include:

- 1. To guide growth into and near compact settlements outside the floodplain, whether historic or new, for efficient land use and development.*
- 2. To protect the region’s natural and working landscapes by promoting thriving, compact village centers and new growth centers near existing infrastructure, services, and compact housing development, while preserving the scenic character of the surrounding rural countryside.*  
*To encourage affordable housing options and a diversity of housing options in Lamoille County including “missing middle” housing development to support Lamoille County’s growing and aging population and to support first-time homebuyers.*
- 4. To guide growth that promotes sustainability of the region’s natural systems, valuable agricultural and forestry resources including working lands, support access to local food options, and enhance recreational amenities.*
- 5. To promote healthy, thriving communities where residents and visitors feel welcomed.*
- 6. To promote an efficient transportation system that serves the needs of Lamoille County residents and visitors.*
- 7. To promote a diverse and thriving local economy that does not degrade the scenic and rural character of Lamoille County’s working lands and historic settlement patterns.*
- 8. To support investment in public infrastructure to support a thriving economy in Lamoille County and new local businesses and housing development.*
- 9. To collaborate with local utilities, municipalities, and state agencies to promote energy efficiency and conservation in the thermal, transportation, and electrical sectors.*
- 10. To consider environmental benefits and burdens on underserved communities in Lamoille County in regional and local planning efforts.*

**(8) A statement indicating how the regional plan relates to development trends, needs, and plans and regional plans for adjacent municipalities and regions.**

Page numbers: 32-34 (Introduction)

Narrative:

The Introduction to the Plan includes a compatibility statement discussing how the Plan was developed and its compatibility with adjacent regions. The needs and trends of neighboring regions are recognized by region. Compatibility statements are included throughout other sections of the plan as well.

**(9) A housing element that identifies the regional and community-level need for housing that will result in an adequate supply of building code and energy code compliant homes where most households spend not more than 30 percent of their income on housing and not more than 15 percent on transportation. To establish housing needs, the Department of Housing and Community Development shall publish statewide and regional housing targets or ranges as part of the Statewide Housing Needs Assessment. The regional planning commission shall consult the Statewide Housing Needs Assessment; current and expected demographic data; the current location, quality, types, and cost of housing; other local studies related to housing needs; and data gathered pursuant to subsection 4382(c) of this title. If no such data has been gathered, the regional planning commission shall gather it. The regional planning commission's assessment shall estimate the total needed housing investments in terms of price, quality, unit size or type, and zoning district as applicable and shall disaggregate regional housing targets or ranges by municipality. The housing element shall include a set of recommended actions to satisfy the established needs.**

Page numbers: 70-115 (Housing Chapter)

Narrative: The Housing Chapter (2) and associated appendix demonstrates how the Plan is consistent with the housing element.

The chapter begins with an overall discussion on the regional strategy to provide for a full housing continuum, ensuring a diverse and affordable housing stock. The chapter was developed based on available U.S. Census and American Community Survey Data, the 2024 Lamoille County Housing Study and Needs assessment, 2025 Vermont Housing Needs Assessment (HNA), and other reports and RPC regional plans. Policies and actions are outlined to support development of affordable and diverse housing, including the foundational infrastructure needed to support housing (water/sewer). Community-level needs are discussed, with consideration for demographic trends and household characteristics from Census and HNA data. Regional housing targets were disaggregated from statewide targets and regional targets for 2030 and 2050 were included. This is followed by a discussion of regional housing needs and costs, with estimates for the number of cost-burdened households. Consideration for transportation costs and burdens are further discussed, as well as specific needs outlined for seniors, families, children, and seniors in poverty, homelessness, student housing, seasonal workers, and veterans.

**(10) An economic development element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth.**

Page numbers: 35-44 (Economic Development Strategy) and throughout the Plan

Narrative: During the drafting of 2016 Regional Plan– which began when the Region was still recovering from of the Great Recession and disruptions of the Spring 2011 Floods and Tropical Storm Irene, LCPC elected to incorporate economic development throughout the plan, with a grounding Economic Development Strategy in in the Introduction. This section states the following:

*“This Plan takes a new approach to economic development. The Strategy provides an overview of the economic structure and vision for Lamoille County. Throughout the Plan, economic development opportunities, challenges, policies, and programs are discussed in individual chapters. It is LCPC’s vision to integrate economic development priorities into a holistic planning approach. For our regional economy to grow and thrive, we need stable infrastructure that includes high speed internet access, transportation, parking, and water/wastewater; an educated, healthy, and skilled workforce; natural resources; sound land use policies, and a vision for future development; a diversity of energy sources; affordable housing; access to affordable food, recreation, and cultural activities; and the amenities that make Lamoille County a desirable place to live. Economic development is achieved through investment in all aspects of planning.”*

The Economic Development section within the Introduction demonstrates how the Plan is consistent with the economic development element.

The section begins with a discussion of what is needed to develop a sustainable regional economy, by balancing human, natural, and capital resources to provide a strong safety net, environmental protection, and high-quality facilities and services. Key objectives include adapting to changing demographics, investing in vital infrastructure, encouraging and protecting the working landscape, and maintaining a high quality of life to attract and keep residents and visitors. The narrative also acknowledges trends in jobs and wages, particularly when considering the effects of the COVID-19 pandemic. Policies and actions are identified at the end that speak to the goals of growing and maintaining the region’s economy, including creating an environment that encourages business expansion and relocation to the region, supporting outdoor recreation and tourism, and coordinating and implementing strategies in the NVEDD Comprehensive Economic Development Strategy.

**(11)(A) A flood resilience element that:**

- (i) identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and**
- (ii) recommends policies and strategies to protect the areas identified and designated under this subdivision (A) and to mitigate risks to public safety, critical infrastructure, historic structures, and public investments.**

**(B) A flood resilience element may reference an existing regional hazard mitigation plan approved under 44 C.F.R. § 201.6.**

Page numbers: 374-409

Narrative: The Flood Resiliency chapter (10) demonstrates how the Plan is consistent with the flood resiliency element.

The chapter begins with an outline of policies and action items that protect areas wetlands, floodplains, river corridors, and upland forests. Additional policies and actions also recommend mitigating impacts to critical infrastructure to reduce flood damages, loss of life, and property. New development is discouraged in flood hazard areas and river corridors and relocation of structures as appropriate is encouraged to mitigate impacts to critical infrastructure and facilities. The narrative discusses types and causes of flooding, including severe storms, ice jams, and climate change. Historic development patterns along rivers have left present-day communities in vulnerable locations, with most damages occurring in river corridors. Recommendations are made for communities to become more flood resilient with recommendations such as acquiring land in flood-prone locations, relocating structures to less vulnerable areas, increasing flood storage capacity, and taking a watershed approach. In the middle of the chapter, special flood hazard areas and river corridors are mapped, as well as transportation infrastructure and structures.

Future growth areas in locations outside the floodplain to mitigate flood risks are also recognized in the Land Use Chapter.

**(12) A future land use element, based upon the elements in this section, that sets forth the present and prospective location, amount, intensity, and character of such land uses in relation to the provision of necessary community facilities and services and that consists of a map delineating future land use area boundaries for the land uses in subdivisions (A)–(J) of this subdivision (12) as appropriate and any other special land use category the regional planning commission deems necessary; descriptions of intended future land uses; and policies intended to support the implementation of the future land use element using the land use categories as defined by 24 V.S.A. § 4348a(a)(12)**

Use the following mapping checklist to demonstrate conformance with this required element of the Regional Plan. In the General Narrative, please describe the process by which the RPC determined how the areas proposed for growth (Downtown and Village Centers, Planned Growth Areas, Village Areas, and Transition Areas) can accommodate the region’s housing targets.

In future plan reviews, the “Boundary Note” column below will allow the Land Use Review Board to easily compare changes between Future Land Use Areas on maps completed using the Act 181 land use categories.

For this review, where this comparison is not possible, the boundary note is optional. In this column, note each center or neighborhood as “contraction,” “expansion,” “no change,” or “n/a – new center/neighborhood.”

Definitions for each land use category can be found in [24 V.S.A. § 4348a\(a\)\(12\)](#). In addition, [Mapping Process and Standards v 3.0](#) summarizes the methodology and planning considerations followed by RPCs in developing the future land use map.

Page numbers: 231-286 (Land Use Chapter)

General Narrative:

The LCPC reviewed and mapped the Future Land Use Category boundaries in accordance with the mapping process and standards for Act 181. Designated growth areas are already developed, and in proximity to water/sewer service areas where applicable. The LCPC assumed that housing growth could be supported in these areas, and through adaptive reuse of existing structures, through infill, or greenfield projects. Mapped areas are anticipated to accommodate a substantial majority of the Region’s housing targets between 3,359 – 6,621 additional units by 2050. All the mapped boundaries were reviewed and edited by Selectboards and Trustees, Planning and Zoning Coordinators, and other town staff in communities across the region. Due to many of Lamoille County Center Areas being located in flood risk areas, Transition Infill Areas as mapped in accordance with the Act 181 mapping methodology will also play a role in meeting the County’s housing targets. 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 flood-prone 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. As a result,

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 Town’s of Johnson and Cambridge include Transition Infill Areas adjacent 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 is 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 Route 109 and Route 118 is depicted as a hamlet, though the historic farmstead once located at this corner has been lost.

In addition to the standard mapped boundaries, an additional mapping boundary was added to map a unique case in our region – the Asbestos Mine in Eden. This Land Use was not consistent with any of the predetermined categories and required it’s own mapping and recognition due to the local and regional context.

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.

<b>Downtown Center</b>		
Municipality	Downtown Center Name	Boundary Note (optional)
Stowe	Stowe Downtown Center	
Morrisville	Morrisville Downtown Center	
<input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards. <input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:  LCPC also took into consideration existing zoning and water and sewer service areas. Boundaries were further modified based on local input that LCPC felt was consistent with Act 181. This approach ensures the Plan is more closely aligned with municipal intent and maintains regional consistency.		

<b>Village Center</b>		
Municipality	Village Center Name	Boundary Note (optional)
Stowe	Stowe Moscow Village Center	
Stowe	Stowe Upper Mountain Road Village Center	
Stowe	Stowe Mountain Road Crossroads Village Center	
Morristown	Morristown Corners Village Center	
Morristown	Morristown Cadys Falls Village Center	
Cambridge	Jeffersonville Village Center	
Cambridge	Upper Mountain Village	
Cambridge	Cambridge Village Center	
Wolcott	Wolcott Village Center	
Wolcott	North Wolcott Village Center	
Hyde Park	Hyde Park Village Center	
Hyde Park	North Hyde Park Village Center	
Johnson	Johnson Village Center	
Belvidere	Belvidere Center Village Center	
Belvidere	Belvidere Corners Village Center	
Waterville	Waterville Village Center	
Elmore	Elmore Village Center	

- RPC mapped this area consistent with the mapping process and standards.
- RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:

LCPC also took into consideration existing zoning and water and sewer service areas. Boundaries were further modified based on local input that LCPC felt was consistent with Act 181. This approach ensures the Plan is more closely aligned with municipal intent and maintains regional consistency.

<b>Planned Growth Area</b>		
Municipality	PGA Name/Description	Boundary Note (optional)
Stowe	Stowe Planned Growth Area	
Morristown	Morristown Planned Growth Area	
<input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards. <input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:  LCPC also took into consideration existing zoning and water and sewer service areas. Boundaries were further modified based on local input that LCPC felt was consistent with Act 181. This approach ensures the Plan is more closely aligned with municipal intent and maintains regional consistency.		

<b>Village Area</b>		
Municipality	Village Area Name/Description	Boundary Note (optional)
North Hyde Park	North Hyde Park Village Area	
<input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards. <input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:  LCPC also took into consideration existing zoning and water and sewer service areas. Boundaries were further modified based on local input that LCPC felt was consistent with Act 181. This approach ensures the Plan is more closely aligned with municipal intent and maintains regional consistency.		

<p><b>Enterprise Areas</b></p> <input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards. <input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:
<p><b>Transition Areas</b></p> <input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards. <input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:  LCPC took into consideration existing zoning, water and sewer service areas, floodplains and river corridors. Boundaries were further modified based on local input that LCPC felt was consistent with Act 181. This approach ensures the Plan is more closely aligned with municipal intent and maintains regional consistency.  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.

**Resource-based Recreation Areas**

- RPC mapped this area consistent with the mapping process and standards.
- RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:

**Hamlets**

<input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards. <input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:
<b>Rural Areas: General</b> <input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards. <input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:
<b>Rural Areas: Agriculture and Forestry</b> <input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards. <input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:
<b>Rural Areas: Conservation</b> <input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards. <input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:

## PART D – COMPATIBILITY WITH ADJACENT REGIONAL PLANNING AREAS

Per 24 V.S.A. § 4348(h)(4), for the Land Use Review Board to issue a determination of plan compliance, it must find that the plan is compatible with adjacent regional planning areas. 24 V.S.A. § 4302(f)(2) defines “compatibility” as follows:

(2) As used in this chapter, for one plan to be “compatible with” another, the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan. If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if it includes the following:

- (A) a statement that identifies the ways that it will significantly reduce the desired effect of the other plan;
- (B) an explanation of why any incompatible portion of the plan in question is essential to the desired effect of the plan as a whole;
- (C) an explanation of why, with respect to any incompatible portion of the plan in question, there is no reasonable alternative way to achieve the desired effect of the plan; and
- (D) an explanation of how any incompatible portion of the plan in question has been structured to mitigate its detrimental effects on the implementation of the other plan.

Page numbers: 32-34 (Introduction)

Narrative:

The Introduction to the Plan includes a compatibility statement discussing how the Plan was developed and its compatibility with adjacent regions. The needs and trends of neighboring regions are recognized by region. Compatibility statements are included throughout other sections of the plan as well.

### Version log

- Version 1 – original draft
- Version 2 – incorporating LURB feedback to ask more specifically about how the process promoted “meaningful engagement.”
- Version 3 – Corrected typos. Changed “comments – optional” to “narrative.” Added text prompting explanation of how each section’s requirements were met. Finalized text about describing how meaningful engagement was undertaken.
- Version 3.1 – Corrected typos, edited all statutory references to ensure consistent format, corrected one inaccurate statutory reference on page 15; made very minor wording changes to “New Tier 1B Requests” and “Part B” headings. Added instructions to address Act 59 goals and how areas planned for growth can accommodate housing targets.
- Version 4 – Expanded Future Land Use Element table with additional columns to describe specific downtown centers, village centers, etc. by municipality.