

Lamoille County Planning Commission

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

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

February 19, 2026

As part of the Lamoille County Planning Commission's 2026 Regional Plan -Preliminary Review submission to the Vermont Land Use Review Board on January 15th, 2026, the following municipalities in the County requested Tier IB status:

- Hyde Park (for North Hyde Park)
- Stowe

Attached please find the Tier IB Designation Area maps for the requested municipalities of Stowe and Hyde Park (for North Hyde Park) and the draft Lamoille County Future Land Use Map that includes Tier IB eligible Areas. The following provides a summary of the proposed Tier IB Designation Areas in Lamoille County.

North Hyde Park:

The Town of Hyde Park requested Tier IB status under Act 250 for the Village Area and the Village Center in accordance with the Act 181 future land use mapping methodology.

Stowe:

The Town of Stowe requested Tier IB status under Act 250 for the majority of the Downtown Center and the mapped Village Center along Route 108 in accordance with the Act 181 future land use mapping methodology. This Tier IB request follows the existing Stowe Zoning Regulations and where the Town anticipates growth in future residential and commercial development.

The Future Land Use Map depicts Downtown, Village Center, and Planned Growth Areas that are larger than the Town of Stowe's Tier 1B request. Stowe's existing water/sewer infrastructure faces capacity limitations and other challenges. The lower village wastewater pump station is near the end of its useful life and approaching design limits for capacity during high flow events. The Town's water system will need to secure and develop a new drinking water source. Key intersections on Route 108 also experience significant delays and unfavorable volume to capacity ratios during peak season. The Town requires a partial Tier IB eligible area while it works to implement the needed upgrades to its water, wastewater and transportation infrastructure. Much of Stowe's "Planned Growth Area" not included in the initial Tier 1B request contains many properties subject to legacy Act250 permits. Finally,

much of the recent development in Stowe has consisted of high-end housing and/or second homes. The Town is conscious of the need to use limited infrastructure capacity to support the need for modest, year-round residences that is affordable to the community's workforce. As such, the Town of Stowe is working to develop local tools to address this concern before pursuing Tier IB in the full eligible area.

Morristown:

We anticipate prior to the final 2026 Regional Plan submission to the Vermont Land Use Review Board, the Town of Morristown will request Tier IB status under Act 250 for the Downtown Center and Planned Growth Area in accordance with the Act 181 future land use mapping methodology.

For questions regarding Tier IB Requests included in the preliminary submission please see key Regional and Municipal Contacts below:

- LCPC: Seth Jensen, Deputy Director, seth@lpcvt.org, 802-851-6337
Meghan Rodier, Regional Planner, meghan@lpcvt.org, 802-851-6339
- Hyde Park: Alex Goddard, Town Administrator, alex@hydeparkvt.com, 802-888-2300
- Stowe: Sarah McShane, Planning & Zoning Director, smcshane@stowevt.gov, 802-253-2705

The following additional communities include mapped eligible Tier IB Areas but did not request Tier IB status as part of this preliminary review submission of the 2026 Lamoille County Regional Plan.

Elmore - eligible for Tier IB status in the Village Center where municipal water exists.

Hyde Park Village - eligible for Tier IB status in the mapped Village Center where municipal water and sewer exists.

Wolcott:

The Wolcott Planning Commission recommended that the Selectboard consider a request for Tier 1B status of the portion of the Town's Village Center area that will be served by the proposed community wastewater system and located outside of the 100-year floodplain. The Selectboard decided to delay a decision on Tier 1B designation for 1-2 years to focus on other local priorities such as completing the municipal wastewater system.

Tier IB status is based on Municipal Requests per review and approval from the Vermont Land Use Review Board. Municipalities that request Tier IB status prior to the adoption of the 2026 Lamoille County Regional Plan can have their request included as part of the LCPC’s final 2026 Regional Plan submission to the Vermont Land Use Review Board. Requests beyond this point will need to be submitted to the Vermont LURB as a separate Tier IB Request. For more information on the process and guidance for submitting Tier IB requests please visit the Vermont Land Use Review Board website at: <https://act250.vermont.gov/>.

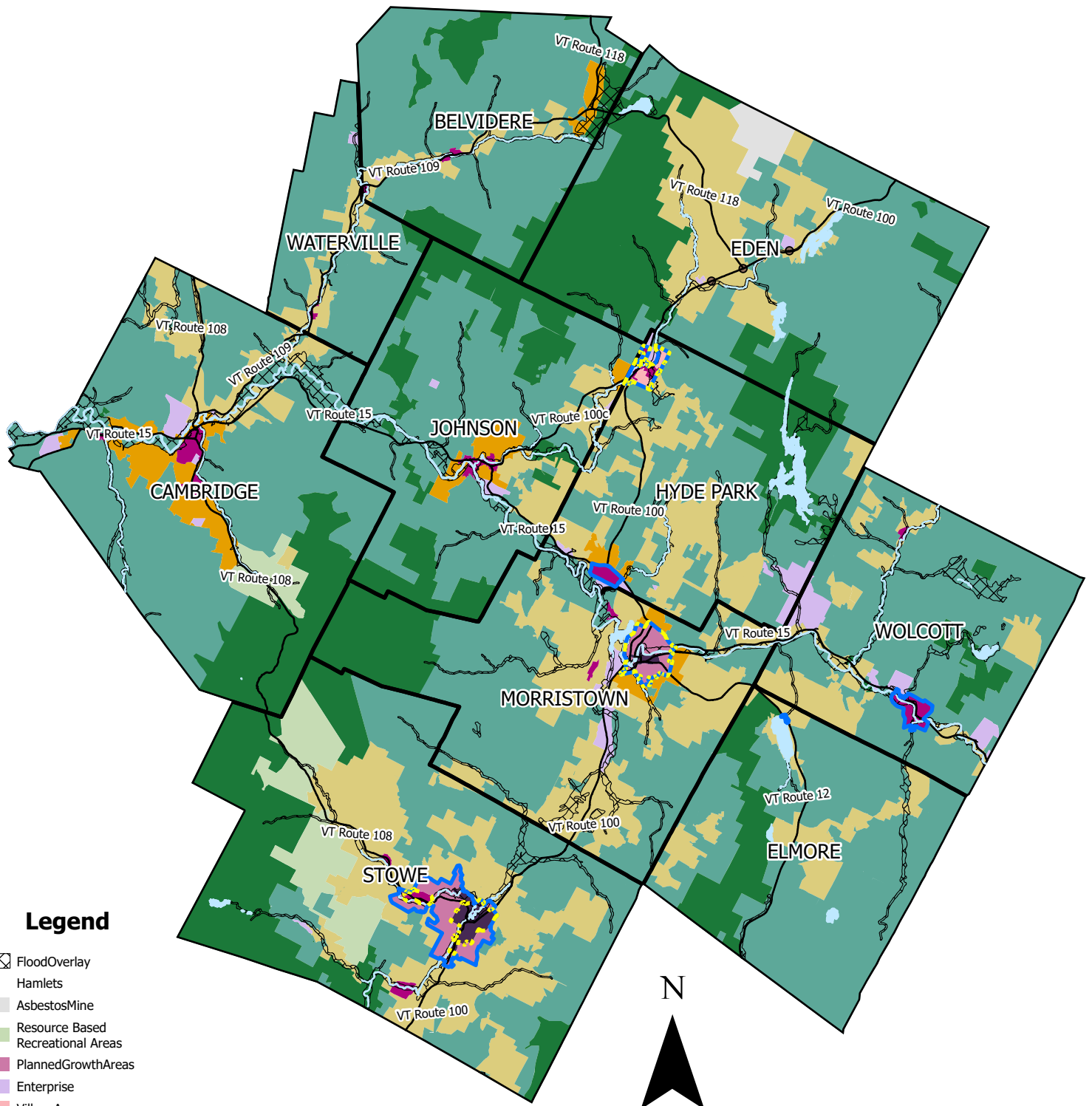
Municipal Plan Confirmation

All municipalities in Lamoille County eligible for Tier IB status as noted above have a confirmed municipal planning process and a duly adopted Municipal Plan. See planning confirmation, regional approval, and Municipal Plan adoption dates below.

RPC	County	Town/Village	Town Plan Adoption Date	Town Plan Expiration Date	Regional Approval/ Confirmation Date	Is planning process confirmed ? Yes/No
LCPC	Lamoille	Morristown	5/16/22	5/16/30	11/26/2024	Yes
LCPC	Lamoille	Morrisville	5/16/22	5/16/30	11/26/2024	Yes
LCPC	Lamoille	Johnson	12/9/24	12/9/32	1/28/25	Yes
LCPC	Lamoille	Johnson Village	12/9/24	12/9/32	1/28/25	Yes
LCPC	Lamoille	Hyde Park	12/9/25	12/9/33	Last confirmed 1/23/18. Scheduled approval: 2/24/26	Yes
LCPC	Lamoille	Hyde Park Village	12/9/25	12/9/33	Last confirmed 1/23/18. Scheduled approval: 2/24/26	Yes
LCPC	Lamoille	Eden	12/26/17	12/26/25	1/23/18	Yes
LCPC	Lamoille	Wolcott	3/21/18	3/21/26	4/24/18	Yes

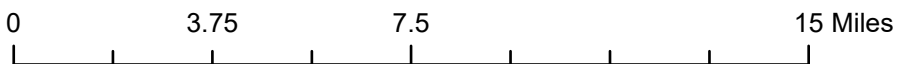
LCPC	Lamoille	Elmore	9/25/18	9/25/26	11/27/18	Yes
LCPC	Lamoille	Cambridge	11/8/18	11/8/26	1/28/25	Yes
LCPC	Lamoille	Cambridge Village	11/8/18	11/8/26	1/28/25	Yes
LCPC	Lamoille	Stowe	11/13/18	11/13/26	1/22/19	Yes
LCPC	Lamoille	Waterville	5/13/19	5/13/27	2/26/19	Yes
LCPC	Lamoille	Jeffersonville	6/17/19	6/17/27	9/24/2019	Yes
LCPC	Lamoille	Belvidere	9/1/21	9/1/29	10/26/2021	Yes

DRAFT Lamoille Future Land Use



Legend

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



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



Municipal Request for Tier 1B Area Designation

Submit to R. Tasha Wallis at: tasha@lcpvt.org

Municipalities and the Regional Planning Commission fill out this form to request Tier 1B Area Designation. Each element of eligibility per 10 V.S.A. § 6033(c) is outlined below and must be certified.

MUNICIPAL SECTION

Municipality Name: Town of Hyde Park Date of Submission: 01/05/2026

Municipal Contact (Name/Position): Alex Goddard - Town Administrator

Municipal Contact Email: alex@hydeparkvt.com

Municipal Contact Phone: 802-888-2300 option #2

§ 6033(c)(1) The municipality has requested to have the area mapped for Tier 1B.

Yes, the municipality meets this requirement. Selectboard meeting minutes documenting this request are attached. A municipality may have multiple noncontiguous areas receive Tier 1B area status. Describe requested Tier 1B Area(s): see attached North Hyde Park Tier 1B Map

along with 12-30-2025 selectboard minutes approving Tier 1B resolution.

§ 6033(c)(2) The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.

Yes, the municipality meets this requirement. The letter of Confirmed Planning Process by the Regional Planning Commission Executive Director certifying a duly adopted and approved plan and planning process is attached.

Municipal Plan Adoption Date: 12/09/2025 (SB minutes attached; adoption of municipal plan)

§ 6033(c)(3) The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.

Yes, the municipality meets this requirement.

Unified Development Bylaws? Yes No

If the municipality has unified development bylaws (zoning and subdivision in one document), fill in the same adoption date twice.

Zoning Bylaws Adoption Date: 04/30/2018

Subdivision Regulations Adoption Date: 04/30/2018

§ 6033(c)(6) The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

Yes, the municipality meets this requirement.



Municipal Request for Tier 1B Area Designation

Submit to R. Tasha Wallis at: tasha@lcpv.org

Municipal Certification

By signing below, the undersigned certifies that 1) the municipality requests Tier 1B Area Designation for areas eligible under 24 V.S.A. Chapter 117 and 10 V.S.A. Chapter 151 and 2) the above information is accurate and complete to their knowledge.

Authorized Municipal Official Name/Title: Charity Fagnant | Selectboard Chair

Signature: Charity Fagnant

Date: 12/30/2025

REGIONAL PLANNING COMMISSION SECTION

§ 6033(c)(4) The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development as defined in § 29-201 of the Vermont Flood Hazard Area and River Corridor Rule unless the municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality that are consistent with the standards established pursuant to subsection 755(b) of this title (flood hazard) and subsection 1428(b) of this title (river corridor).

Yes, the municipality meets this requirement because:

The municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality. If the bylaws are in the same document, fill in the same date twice.

Flood Hazard Bylaw Adoption Date (if applicable): 01/28/25

River Corridor Bylaw Adoption Date (if applicable): _____

OR (select one of the options below)

The municipality lacks bylaws, so all flood-risk areas are excluded from the Tier 1B area.

The municipality lacks bylaws, so all flood-risk areas, except preexisting infill development, are excluded from the Tier 1B area.

§ 6033(c)(5) The municipality has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.

Yes, the municipality meets this requirement because:

There is an existing public or community water system in the area proposed for Tier 1B.

There is an existing public or community wastewater system in the area proposed for Tier 1B.

The area proposed for Tier 1B lacks an existing wastewater system but is mapped as having an Onsite Sewage Disposal Soil Rating of Class 1, Class 2, or Class 3.



Municipal Request for Tier 1B Area Designation

Submit to R. Tasha Wallis at: tasha@lpcvt.org

Regional Certification

The Lamoille County Planning Commission certifies that the above requirements for Tier 1B Area Designation (10 V.S.A. § 6033(c)) have been reviewed and documented for submission to the Vermont Land Use Review Board. The Lamoille County Planning Commission certifies if the municipality is seeking Tier 1B eligibility for a Village Area FLUA, that the Village Area FLUA is mapped in accordance with 24 V.S.A. § 4348a(a)(12)(C).

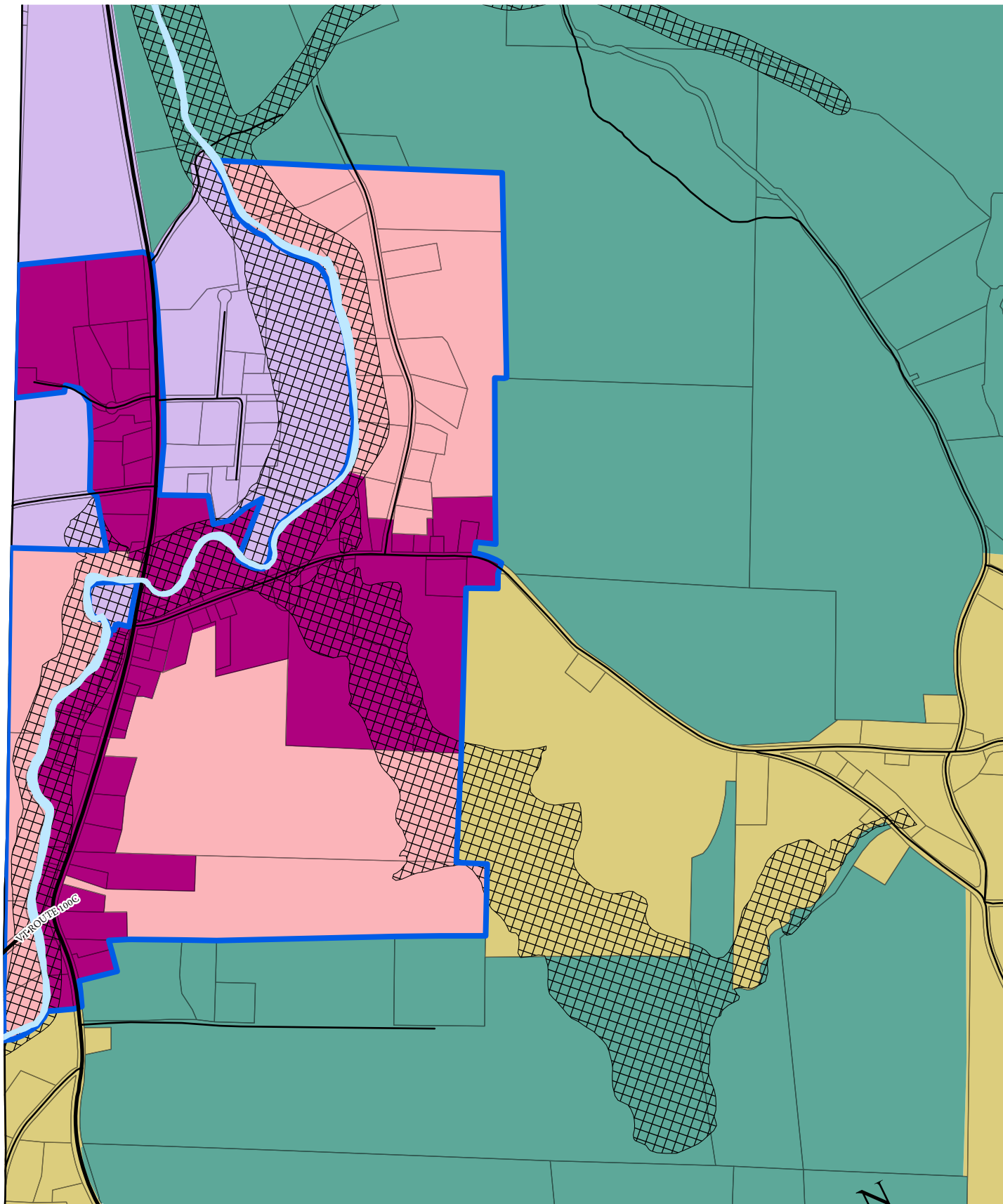
Lamoille Planning Commission Executive Director:
















Signature:

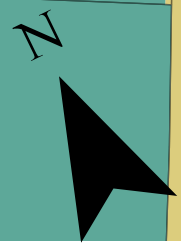
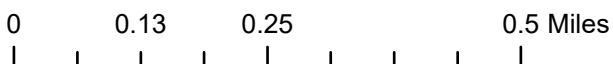
Date:

Rosanne Tasha Wallis
[Handwritten Signature]
1/7/26

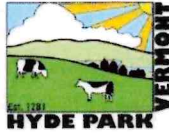
DRAFT North Hyde Park Future Land Use



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



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



Town of Hyde Park Selectboard Meeting Minutes

Tuesday, December 30, 2025, at 5:30 p.m.

Municipal Building – 344 VT Route 15 (lower-level), Hyde Park, VT

All minutes are draft until approved by the Selectboard; please check future minutes for approval of these minutes. Meetings may be videotaped and posted on YouTube & GMATV
GMATV info: PO Box 581, Hyde Park info@greenmountainaccess.tv or 851-1592

Members Present: Chasity Fagnant, Chair; Savannah Droney, Vice-Chair; Nicole Chauvin, Lance Van Vogelpoel,

Members Remote: Matt Morin

Members Absent: None

Attendees Present: Alex Goddard, Town Administrator; Leslie Rollins, PC & Lister; Bob Tina, DRB and Energy & Conservation Committee

Attendees Remote: Justin Mason, Board Clerk; Jennifer Tricou, Finance Director; – GMATV did record this meeting.

The meeting was called to order by Chasity Fagnant at 5:32pm.

1. **5:30pm Welcome, changes to agenda & public comment** – Addition: MERP.

MERP: Bob Tina attended to discuss the MERP Grant received by the Town of Hyde Park and related projects. The total grant was \$329,867.12 and approximately \$9,000.00 has been spent so far. Bob Tina referred to 2 projects for insulation at the GVH and HAVC work for mini splits at the Library and Municipal Building. There was 1 mini split installed in May 2025 at the library due to elevated temperatures on the top floor. Bob Tina contacted most insulators in Northern Vermont and received 3 quotes in the amounts of \$12,800.00, \$17,600.00, and \$42,000.00. It was noted that the lowest bidder submitted an incomplete bid and was unresponsive when followed up with and there were additional companies that Alex Goddard and Bob Tina met with and deemed incompatible for the project. Bob Tina recommended Northeast Insulation in the amount of \$17,600.00.

Bob Tina also discussed HAVC, noting something will be needed to present to contractors and CX Associates is available and familiar with this work and provided a quote not to exceed \$4,575.00. CX Associates would then provide a document that can be sent to contractors for the end of winter. There are also windows that need to be replaced at the library, including 2 on the historic side, and a scope for those windows will also be performed.

Motion made by Savannah Droney to go with Northeast Insulation, seconded by Lance Van Vogelpoel. Voting: All in favor, 0 against, motion passed.

Motion made by Savannah Droney to go with CX Associates in the amount of \$4,575.00, seconded by Nicole Chauvin. Voting: All in favor, 0 against, motion passed.

Motion made by Savannah Droney to authorize Chasity Fagnant sign the CX Associates contract, seconded by Lance Van Vogelpoel. Voting: All in favor, 0 against, motion passed.

2. **5:35pm ACT 181 Tier 1B Adoption – North Hyde Park Village – Possible Action Item** – The Town of Hyde Park Planning Commission held a Special Meeting and invited the Selectboard, DRB, and Public to attend to discuss ACT Tier 1B ACT 250 exemptions. Some Selectboard members attended the meeting and received feedback from the Planning Commission that 5/6 of the Planning Commission Members are in favor of ACT Tier 1B. It was noted there will not be a lot of changes immediately as there are still multiple precautions and checkpoints in place at the State and Municipal levels.

Motion made by Savannah Droney that the Town of Hyde Park enters into ACT 181 Tier 1B and authorizes Chasity Fagnant to sign the resolution, seconded by Lance Van Vogelpoel. Voting: All in favor, 0 against, motion passed.



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52

3. **5:45pm Budget Advisory Committee – Update** – Jennifer Tricou provided a budget update and mentioned she is waiting for the VLCT for 1st quarter invoice. Alex Goddard stated the Sheriff’s Department budgets are coming in at 3.51% for communications and 3.50% for patrol. Alex Goddard and Brad Carriere discussed the FAST budget, and an updated requested budget amount will be presented to the committee.
4. **5:50pm Town Warrants & Finance:**
 - **Finance Memo – Possible Action Item** – Jennifer Tricou presented the Finance Memo and noted there are comments regarding the FY25 audit. Jennifer Tricou is communicating with the auditors for verification and clarification, though they are closed for the holiday. The Bond application has been submitted for \$650,000.00. Jennifer Tricou made an inquiry with the bank regarding an energy loan at 2% interest and a dollar amount for qualification has not been received yet.
Jennifer Tricou discussed the One Big Beautiful Act, summarized as employees still get taxed on qualified overtime, though they can get up to \$12,000.00 in deductions. Jennifer Tricou will be investigating tracking and qualifications for this change effective January 1, 2026.
 - **Budget – Discussion** – Discussed above under Budget Advisory Committee and Finance Memo. Chasity Fagnant confirmed on January 20, 2026, a Special Selectboard Meeting will be needed for budget only.
 - **Town Warrants – ACTION ITEM** – Motion made by Savannah Droncy to approve the warrants, seconded by Lance Van Vogelpoel. Voting: All in favor, 0 against, motion passed.
5. **6:00pm Town Administrator Updates:**
 - **LCSD Contracts – Possible Action Item** – Alex Goddard stated the Selectboard previously motioned to authorize Alex Goddard to sign the communications budget at 3.50%, though the quote is now 3.51% and exact amount to be distributed between each town is still to be determined. The Selectboard decided to review the contracts before authorizing Alex Goddard to sign.
 - **Town Administrator Updates**

MPG – Alex Goddard is working with LCPC regarding the Municipal Planning Grant and referenced the agreement held with the other Towns.

19 River Run – Alex Goddard stated the FEMA does not want to officially close the case for 19 River Run as motioned in a previous Selectboard meeting. Additional assistance and alternatives may be offered to the homeowner by the State and other agencies. An update will be provided as needed.

Mowing Contract – Alex Goddard stated 1 bid has been received and the deadline is January 1, 2026.

Trailhead Project with VTRANS – Alex Goddard stated clarification regarding Depot Street was provided. Alex Goddard will connect with Mark French and speed tables versus flashing beacons will need to be decided. VTRANS would like to have RFPs distributed this winter.

GPI Analysis – Alex Goddard referenced a presentation from the Highway Super Intendent and a conversation from the Manager in Morrisville. An analysis was provided, and all of their paved and gravel town roads were mapped and assessed on a scale from 1-5 to provide road planning. Alex Goddard has a scoping call with GPI Analysis next week.
6. **6:10pm Town Staff and Officials Updates:**
 - **Board Clerk: Hyde Park Monthly Newsletter – Update** – Justin Mason distributed the draft newsletter and requested feedback and suggestions. Justin Mason noted the Daddy Daughter Dance is in the newsletter and the Selectboard agreed the announcement is appropriate. Hyde Park Community Circle will have an update the following month. Chasity Fagnant will provide further input for the Town Meeting Committee section of the newsletter.
 - **Board Clerk: 12/09/2025 Meeting Minutes – ACTION ITEM** – Motion made by Lance Van Vogelpoel to approve the December 9, 2025, Selectboard Meeting Minutes, seconded by Nicole Chauvin. Voting: All in favor, 0 against, motion passed.
7. **6:15pm Selectboard Projects and Updates:**
 - **Town Meeting – Update** – Chasity Fagnant provided an update, stating the school portion will begin at 9:00am, Town Meeting will officially begin at 10:00am. Chasity Fagnant stated Kim Moulton inquired and found that nonprofits cannot set up tables at Town Meeting. The moderator for the Town Meeting was discussed and it is currently Paul Nesky and Chasity Fagnant will be following up with him regarding his interest in continuing and noted a potentially interested person if he does not want to continue. A

Lamoille County Planning Commission

Resolution for Confirmation of Municipal Planning Process Town of Hyde Park

WHEREAS, the Lamoille County Planning Commission, hereafter referred to as LCPC, has been established as a Regional Planning Commission serving Lamoille County, Vermont under the authority of 24 VSA 4341; and

WHEREAS, the Town of Hyde Park, a member municipality of the LCPC, is engaged in a continuing planning process, that, within a reasonable time, will result in a plan which is consistent with the goals contained in 24 VSA 4302; and

WHEREAS, the Town of Hyde Park is maintaining efforts to provide local funds for municipal and regional planning purposes; and

WHEREAS, the Town Selectboard has adopted a municipal plan under the authority of 24 VSA 4385; and

WHEREAS, the Town of Hyde Park is engaged in a process to implement its municipal plan, consistent with the program for implementation required under 24 VSA 4382 of this title; and

WHEREAS, the LCPC Board of Directors have given regional approval to the municipal plan under the authority of 24 VSA 4350(b)

NOW THEREFORE BE IT RESOLVED, that on this 23rd day of January, 2018 the Lamoille County Planning Commission has hereby voted in favor of the Confirmation of Municipal Planning Process of the Town of Hyde Park, with 13 votes in favor, and 0 votes in opposition with 13 of the eligible voting Directors present.

SIGNED:



Caleb Magoon, Chair

1-23-18

Date



R. Tasha Wallis, Executive Director

1/23/18

Date

Lamoille County Planning Commission

Resolution for the Approval of the Hyde Park, Vermont Municipal Plan

WHEREAS, the Lamoille County Planning Commission, hereafter referred to as LCPC, has been established as a Regional Planning Commission serving Lamoille County, Vermont under the authority of 24 VSA 4341; and

WHEREAS, the Town and Village of Hyde Park, member municipalities of the LCPC, have established a planning commission under the authority of 24 VSA 4321; and

WHEREAS, the Hyde Park Planning Commission has prepared a municipal plan under the authority of 24 VSA 4381 and has submitted said plan to the LCPC for regional review and approval pursuant to 24 VSA 4350; and

WHEREAS, the LCPC has reviewed the said municipal plan for its: 1) consistency with the goals established in 24 VSA 4302; 2) compatibility with the regional plan; 3) compatibility with the approved plans of other municipalities in the region, and held a public hearing after public notice pursuant to the requirements of 24 VSA 4350; and 4) contains all the elements included in subdivisions 4382 (a)(1)-(10) of this title.

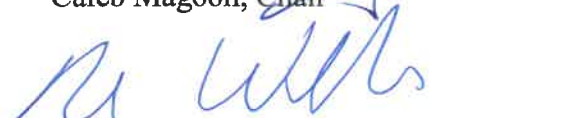
NOW THEREFORE BE IT RESOLVED, that on this 23rd day of January, 2018 the Lamoille County Planning Commission has hereby voted in favor of the approval of the Hyde Park, Vermont Municipal Plan with 13 votes in favor, and 0 votes in opposition with 13 of the eligible voting Directors present.

SIGNED:



Caleb Magoon, Chair

1-23-2018
Date



R. Tasha Wallis, Executive Director

1/23/18
Date



Municipal Request for Tier 1B Area Designation

Submit to R. Tasha Wallis at: tasha@lcpct.org

Municipalities and the Regional Planning Commission fill out this form to request Tier 1B Area Designation. Each element of eligibility per 10 V.S.A. § 6033(c) is outlined below and must be certified.

MUNICIPAL SECTION

Municipality Name: Town of Stowe Date of Submission: 11/21/2025

Municipal Contact (Name/Position): Sarah McShane, Planning & Zoning Director

Municipal Contact Email: smcshane@stowevt.gov

Municipal Contact Phone: 802-253-2705

§ 6033(c)(1) The municipality has requested to have the area mapped for Tier 1B.

Yes, the municipality meets this requirement. Selectboard meeting minutes documenting this request are attached. A municipality may have multiple noncontiguous areas receive Tier 1B area status. Describe requested Tier 1B Area(s): The Town request Tier 1B designation for two noncontiguous

areas as follows: Mountain Road Village and the core Stowe Village Area.

§ 6033(c)(2) The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.

Yes, the municipality meets this requirement. The letter of Confirmed Planning Process by the Regional Planning Commission Executive Director certifying a duly adopted and approved plan and planning process is attached.

Municipal Plan Adoption Date: 11/13/2018

§ 6033(c)(3) The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.

Yes, the municipality meets this requirement.

Unified Development Bylaws? Yes No

If the municipality has unified development bylaws (zoning and subdivision in one document), fill in the same adoption date twice.

Zoning Bylaws Adoption Date: 1/10/2024

Subdivision Regulations Adoption Date: 6/25/2012

§ 6033(c)(6) The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

Yes, the municipality meets this requirement.



Municipal Request for Tier 1B Area Designation

Submit to R. Tasha Wallis at: tasha@lcpvcvt.org

Municipal Certification

By signing below, the undersigned certifies that 1) the municipality requests Tier 1B Area Designation for areas eligible under 24 V.S.A. Chapter 117 and 10 V.S.A. Chapter 151 and 2) the above information is accurate and complete to their knowledge.

Authorized Municipal Official Name/Title: Town Manager

Signature: _____

Date: 11-21-25

REGIONAL PLANNING COMMISSION SECTION

§ 6033(c)(4) The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development as defined in § 29-201 of the Vermont Flood Hazard Area and River Corridor Rule unless the municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality that are consistent with the standards established pursuant to subsection 755(b) of this title (flood hazard) and subsection 1428(b) of this title (river corridor).

Yes, the municipality meets this requirement because:

The municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality. If the bylaws are in the same document, fill in the same date twice.

Flood Hazard Bylaw Adoption Date (if applicable): 01/10/24

River Corridor Bylaw Adoption Date (if applicable): 01/10/24 (partial)

OR (select one of the options below)

The municipality lacks bylaws, so all flood-risk areas are excluded from the Tier 1B area.

The municipality lacks bylaws, so all flood-risk areas, except preexisting infill development, are excluded from the Tier 1B area.

§ 6033(c)(5) The municipality has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.

Yes, the municipality meets this requirement because:

There is an existing public or community water system in the area proposed for Tier 1B.

There is an existing public or community wastewater system in the area proposed for Tier 1B.

The area proposed for Tier 1B lacks an existing wastewater system but is mapped as having an Onsite Sewage Disposal Soil Rating of Class 1, Class 2, or Class 3.



Municipal Request for Tier 1B Area Designation

Submit to R. Tasha Wallis at: tasha@lcpvvt.org

Regional Certification

The Lamoille County Planning Commission certifies that the above requirements for Tier 1B Area Designation (10 V.S.A. § 6033(c)) have been reviewed and documented for submission to the Vermont Land Use Review Board. The Lamoille County Planning Commission certifies if the municipality is seeking Tier 1B eligibility for a Village Area FLUA, that the Village Area FLUA is mapped in accordance with 24 V.S.A. § 4348a(a)(12)(C).

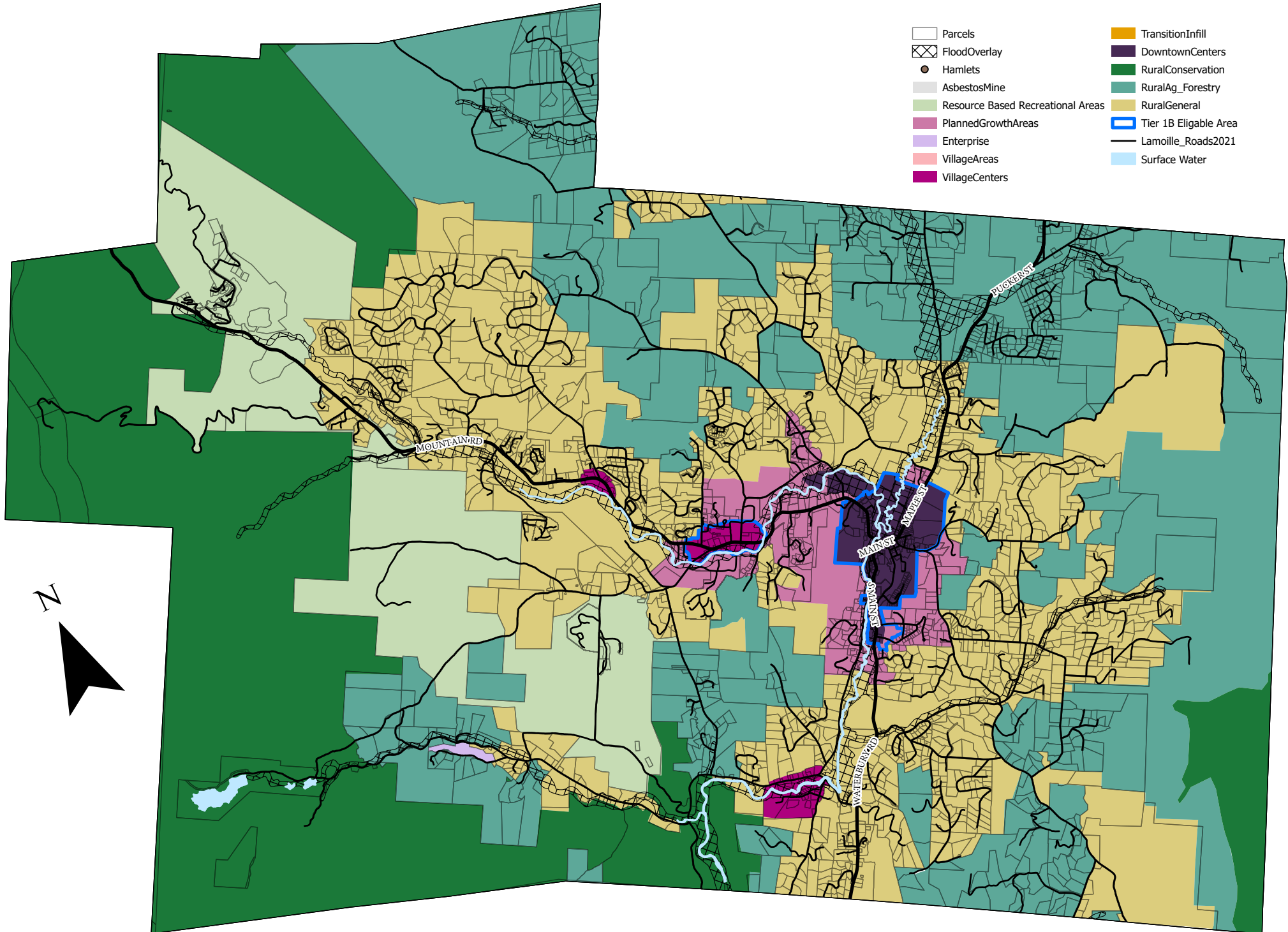
Lamoille Planning Commission Executive Director:

Rosamund Tasha Wallis

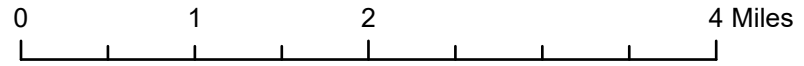
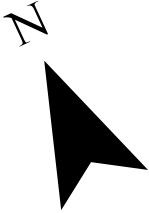
Signature: 

Date: 4/7/26

DRAFT Stowe Future Land Use



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



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

Stowe Selectboard Liquor Commission & Water/Sewer Commission Meeting

Wednesday, November 5, 2025
5:00pm

Akeley Memorial Building
67 Main Street
Stowe, Vermont



Selectboard Members: Paco Aumand, Ethan Carlson, Beth Gadbois, Jo Sabel Courtney, Nick Donza

In-Person Attendees: Town Manager Charles Safford, Assistant Town Manager Will Fricke, Leighton Detora, Mike Giorgio, Matt Lillis, Scott Reeves, McKee Macdonald, Mila Lontto, Paul Sakash (9)

Zoom Attendees: Planning & Zoning Director Sarah McShane, Leslie Adams, Tif Donza, Josi Kytile, Heather Snyder, Missy Merrell Burgess, Alexandra Horst, Alison Korosas, Terrie Wehse, Robby [last unk] (10)

Call to Order

Selectboard Chair Aumand called the meeting to order at 5:00pm.

Approval of the Agenda

Ms. Gadbois moved to approve the agenda. Ms. Sabel Courtney seconded. Motion carried (5-0).

Executive Session

Mr. Carlson moved to enter executive session to discuss personnel and legal issues. Ms. Gadbois seconded. Motion carried (5-0).

The Selectboard entered executive session and 5:00pm and left at 5:20pm.

The Selectboard recessed the meeting at 5:20pm and returned at 5:32pm.

Consent Agenda (Items A-1 through A-7)

1. October 22, 2025 Selectboard Minutes
2. Special Event Application Amendment – Traditional Christmas in Stowe
3. Municipal Request for Tier 1B Area Designation
4. Annual VAST-Snowmobile Highway & Bridge Use
5. Liquor Licenses

Mr. Carlson asked why the Tier 1B areas were only the areas shown on the map and not the entirety of the purple areas. Sarah McShane replied that those are the areas which the current Town Plan designates as growth centers.

Mr. Carlson moved to approve the consent agenda. Ms. Gadbois seconded. Motion carried (4-0).

Stowe Mountain Resort Seasonal Update (Item B-1)

Mike Giorgio, Stowe Mountain Resort GM, presented the seasonal resort update. He said they are targeting an opening date of Saturday, November 22. There were significant construction projects this past summer and fall including a stormwater project. They are currently in progress replacing the nozzles on snowmaking guns for greater efficiency and making improvements to employee spaces.

Ms. Gadbois asked if the resort is planning to expand workforce housing. Mr. Giorgio said they are fully staffed and housed with respect to staff, but are willing to be partners on housing efforts.

The Selectboard discussed additional aspects of resort operations such as opening day and parking.

Housing Task Force Update (Item B-2)

Mr. Safford said the Housing Strategic Implementation Plan presented is a working draft and a living document, and

Lamoille County Planning Commission

Resolution for Confirmation of Municipal Planning Process Town of Stowe

WHEREAS, the Lamoille County Planning Commission, hereafter referred to as LCPC, has been established as a Regional Planning Commission serving Lamoille County, Vermont under the authority of 24 VSA 4341; and

WHEREAS, the Town of Stowe, a member municipality of the LCPC, is engaged in a continuing planning process, that, within a reasonable time, will result in a plan which is consistent with the goals contained in 24 VSA 4302; and

WHEREAS, the Town of Stowe is maintaining efforts to provide local funds for municipal and regional planning purposes; and

WHEREAS, the Town Selectboard has adopted a municipal plan under the authority of 24 VSA 4385; and

WHEREAS, the Town of Stowe is engaged in a process to implement its municipal plan, consistent with the program for implementation required under 24 VSA 4382 of this title; and

WHEREAS, the LCPC Board of Directors have given regional approval to the municipal plan under the authority of 24 VSA 4350(b)

NOW THEREFORE BE IT RESOLVED, that on this 22nd of January, 2019 the Lamoille County Planning Commission has hereby voted in favor of the Confirmation of Municipal Planning Process of the Town of Stowe, with 11 votes in favor, and 0 votes in opposition with 92% of the eligible voting Directors present.

SIGNED:



Caleb Magoon, Chair

1/22/19

Date



R. Tasha Wallis, Executive Director

1/22/19

Date

Lamoille County Planning Commission

Resolution for the Approval of the Stowe Town Plan

WHEREAS, the Lamoille County Planning Commission, hereafter referred to as LCPC, has been established as a Regional Planning Commission serving Lamoille County, Vermont under the authority of 24 VSA 4341; and

WHEREAS, the Town of Stowe, member municipality of the LCPC, have established a planning commission under the authority of 24 VSA 4321; and

WHEREAS, the Stowe Planning Commission has prepared a municipal plan under the authority of 24 VSA 4381 and has submitted said plan to the LCPC for regional review and approval pursuant to 24 VSA 4350; and

WHEREAS, the LCPC has reviewed the said municipal plan for its: 1) consistency with the goals established in 24 VSA 4302; 2) compatibility with the regional plan; 3) compatibility with the approved plans of other municipalities in the region, and held a public hearing after public notice pursuant to the requirements of 24 VSA 4350; and 4) contains all the elements included in subdivisions 4382 (a)(1)-(10) of this title.

NOW THEREFORE BE IT RESOLVED, that on this 22nd of January, 2019 the Lamoille County Planning Commission has hereby voted in favor of the approval of the Stowe Town Plan with 11 votes in favor, and 0 votes in opposition with 97% of the eligible voting Directors present.

SIGNED:



Caleb Magoon, Chair

1/22/19

Date



R. Tasha Wallis, Executive Director

1/22/19

Date