

WOODSTOCK

MOUNT ASCUTNEY PREAPPLICATION SITE VISIT

MARCH 20, 2026

VERMONT

LAND USE REVIEW BOARD

Application #:
RPC06-0001

Exhibit #: 010

Date Received: 3/24/26

**Stop 1: Southeast State
Correctional Facility**

**Stop 2: West
Windsor Town Hall**

**Felchville
Village Center**

**Start/Finish -
Windsor Town Office**

READING

WEST WINDSOR

WINDSOR

CAVENDISH

WEATHERSFIELD

BALTIMORE

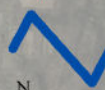
**Stop 3: North Springfield
New Village Center**

SPRINGFIELD

CHESTER



Points of Interest



Approx. Driving Route

N

0 0.75 1.5 3 Miles



Mount Ascutney
Regional Commission
vccj, wccj, wctor

Descriptions of Site Visit Locations

Windsor Downtown and New Village Area

There are two proposed Tier 1B areas in Windsor. One corresponds to the full extent of the legacy Downtown Center and the Planned Growth Area. The other is the full extent of a new proposed Village Area at the former Windsor Prison site. The intent with the new Village Area is to take advantage of the existing water and sewer infrastructure to develop housing (see the master plan except on the next page). No portions of those areas are excluded.

Windsor's Town Plan was adopted on November 12, 2019, and will expire in 2027.

Windsor's planning process was confirmed by the MARC in accordance with 24 V.S.A. § 4350. The Planning Commission is beginning their Town Plan update process during the winter of 2026. Windsor's Zoning Regulations, which also include flood hazard area bylaws, were last amended on April 11, 2023. Windsor's Subdivision Regulations were last amended on September 26, 2006.

The Tier 1B areas exclude identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development.

The Town of Windsor maintains a municipal water and sewer system that can accommodate compact housing development in the proposed Tier 1B areas.

The Town of Windsor certifies that it has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

The proposed new Village Area on the former Windsor Prison Site is proposed under definition set forth in 24 V.S.A. § 4348a(a)(12)(C) "Village areas. These areas include the traditional settlement area **or a proposed new settlement area**, typically composed of a cohesive mix of residential, civic, religious, commercial, and mixed-use buildings, arranged along a main street" (emphasis added).



Redevelopment Concept divided into 3 distinct areas with Recreational/Hospitality acreage indicated in yellow. Re-purposed buildings are indicated with corresponding square footages.

Source: Master Plan for the Redevelopment of the Former Southeast State Correctional Facility Property (Bell Design Studios, September 22, 2024)

West Windsor

The proposed Tier 1B area in West Windsor involves the full extent of the legacy Village Center and the Village Area in Brownsville. No portions of those areas are excluded.

West Windsor's Town Plan was adopted on September 14, 2020, and will expire in 2028. West Windsor's planning process was confirmed by the MARC in accordance with 24 V.S.A. § 4350. West Windsor's Zoning and Subdivision Bylaws were last amended on October 28, 2024. West Windsor's Flood Hazard Area and River Corridor Bylaws were adopted on October 28, 2024.

The Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development.

The Town of West Windsor maintains a municipal water and sewer system that can accommodate compact housing development in the proposed Tier 1B area.

The Town of West Windsor certifies that it has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

North Springfield

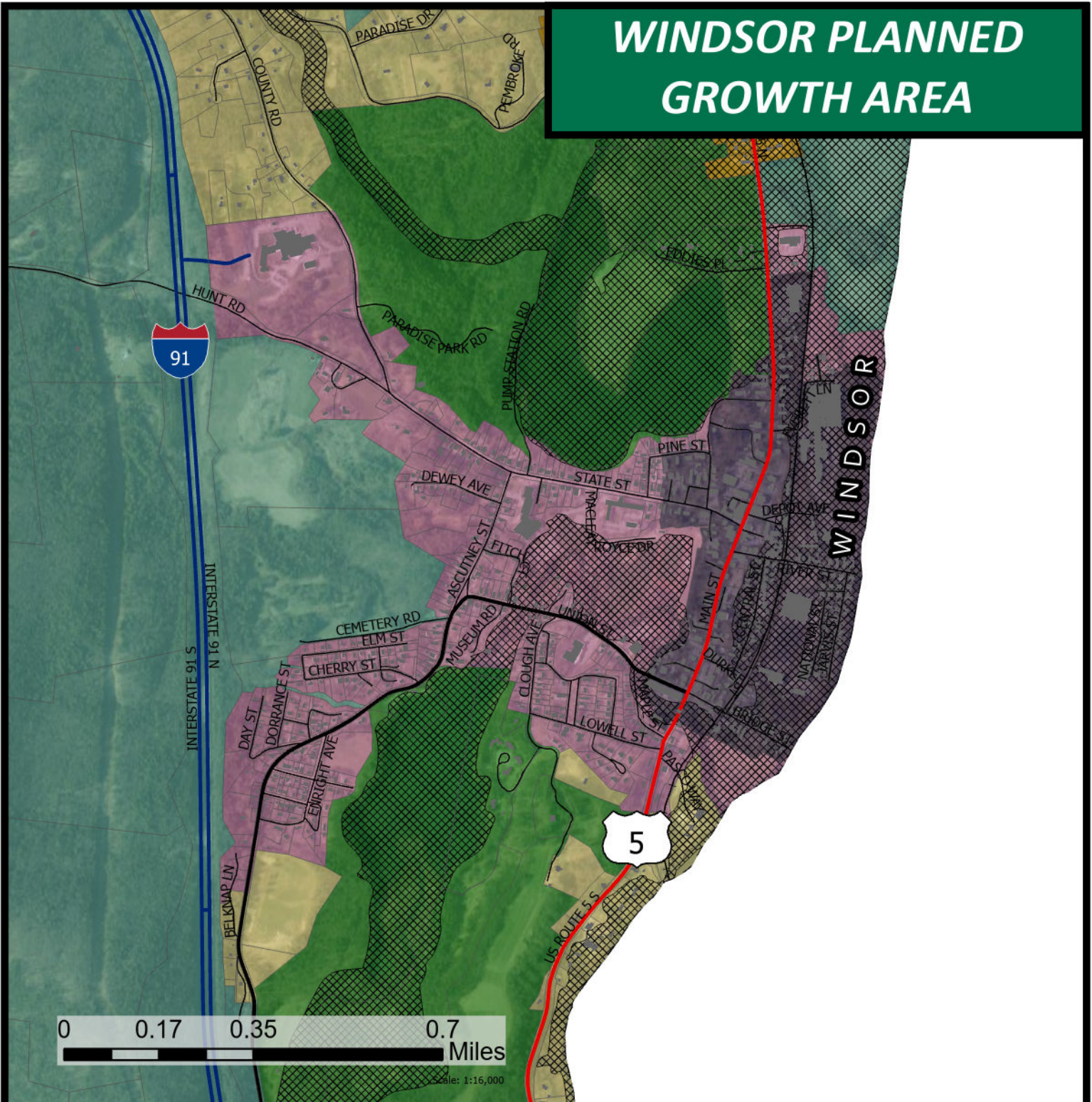
The North Springfield proposed Tier 1B is the full extent of a new proposed Village Center and Village Area in North Springfield. No portions of those areas are excluded. Springfield's Town Plan was adopted on August 12, 2024, and will expire in 2032. Springfield's planning process was confirmed by the MARC in accordance with 24 V.S.A. § 4350. Springfield's Land Use Ordinance – which contains zoning, subdivision and flood hazard area bylaws – were last amended October 24, 2022. In February 2026, Springfield's Ordinance Committee is reviewing proposed amendments.

The Tier 1B areas exclude identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development.

The Town of Springfield maintains a municipal water and sewer system that can accommodate compact housing development in the proposed Tier 1B areas.

The Town of Springfield certifies that it has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

WINDSOR PLANNED GROWTH AREA



Future Land Use map for the Mount Ascutney Region as a part of its 2026 Regional Plan.

Future Land Use Categories are determined using methodology published as a part of Vermont's 2024 Act 181, which set standards for Future Land Use planning. Act 181 also reformed Vermont's Act 250 land use regulation law, encouraging the housing development in the state.

Areas mapped (and approved) as Village Centers, Village Areas, Down Towns, or Planned Growth Areas, as a part of the regional Future Land Use planning process may be eligible for certain exceptions to Act 250 regulations.

- Flood Zones and River Corridors
- Rural Ag or Forestry
- Transition or Infill
- Downtown Center
- Rural Conservation
- Existing Structures
- Planned Growth Center
- Rural General

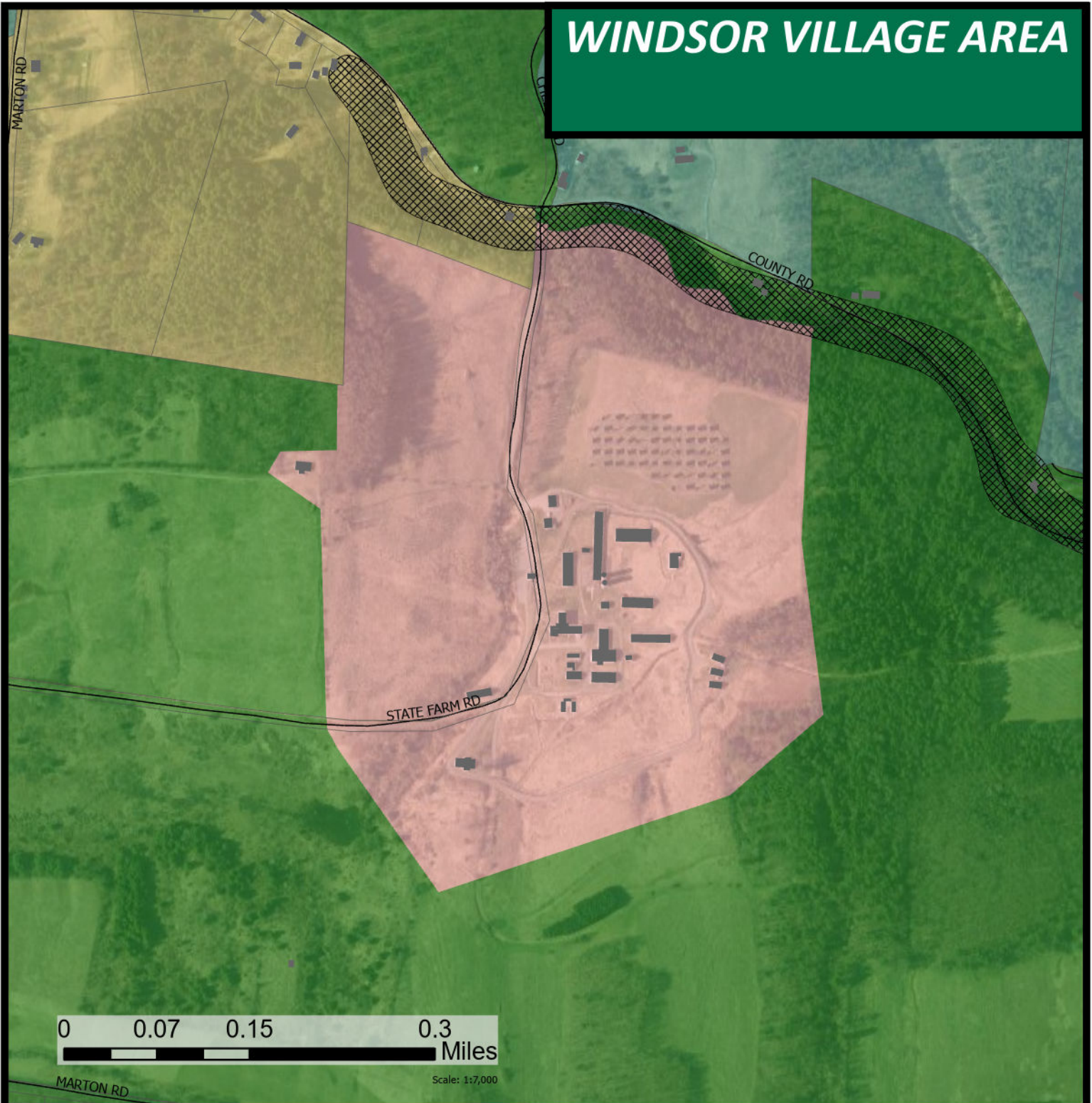
Data Sources: Structures, VCGI 2026. Flood Hazard Areas via FEMA, River Corridors via VDEC. FLU Categories (MARC 2025). Road Data Derived from ALL ROADS (VTrans, 2025). Town and RPC Boundaries (VCGI 2025)

Last updated on 3/17/2026 by kappleton




Mount Ascutney
 Regional Commission
 38 Ascutney Park Road
 Ascutney, VT 05030
 802-674-9201

WINDSOR VILLAGE AREA



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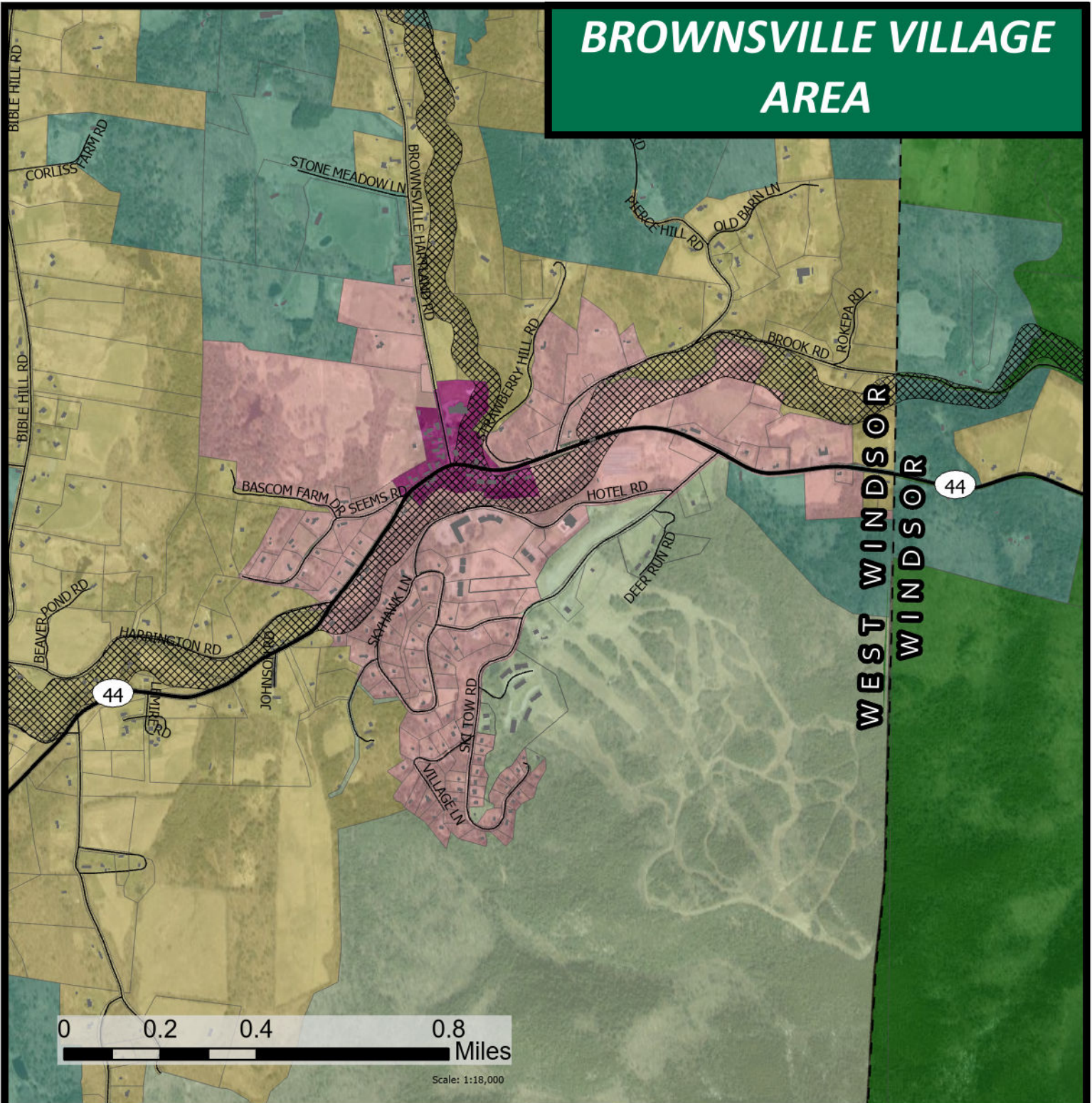
- | | | | |
|--|---------------------------------|--|---------------------|
| | Flood Zones and River Corridors | | Rural General |
| | Rural Ag or Forestry | | Village Area |
| | Rural Conservation | | Existing Structures |

Data Sources: Structures, VCGI 2026. Flood Hazard Areas via FEMA, River Corridors via VDEC. FLU Categories (MARC 2025). Road Data Derived from ALL ROADS (VTrans, 2025). Town and RPC Boundaries (VCGI 2025)

Last updated on 3/17/2026 by kappleton



BROWNSVILLE VILLAGE AREA



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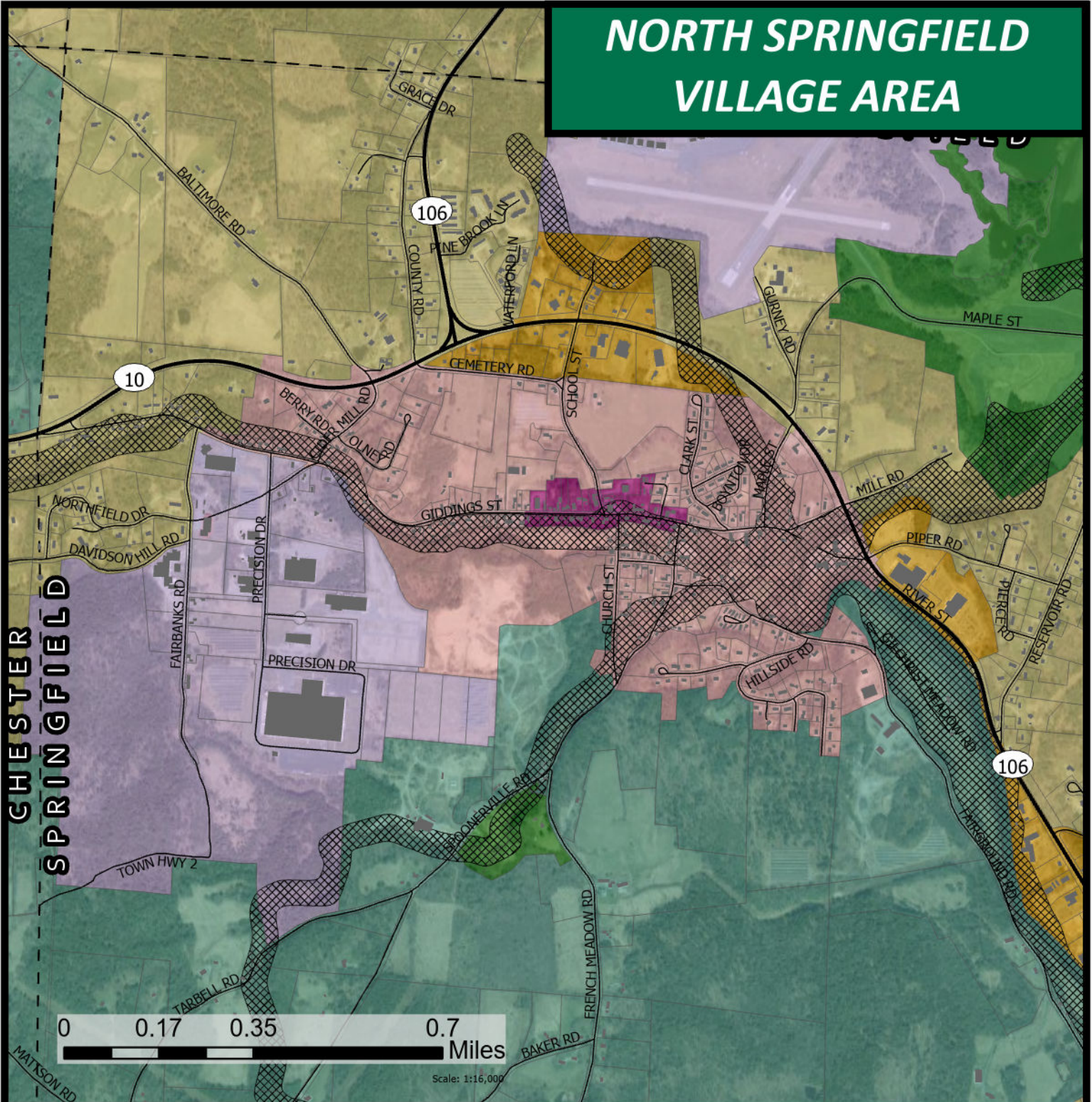
- Flood Zones and River Corridors
- Rural Conservation
- Village Center
- Rural Ag or Forestry
- Rural General
- Existing Structures
- Resource Based Recreation
- Village Area

Data Sources: Structures, VCGI 2026. Flood Hazard Areas via FEMA, River Corridors via VDEC. FLU Categories (MARC 2025). Road Data Derived from ALL ROADS (VTrans, 2025). Town and RPC Boundaries (VCGI 2025)

Last updated on 3/17/2026 by kappleton



NORTH SPRINGFIELD VILLAGE AREA



Future Land Use map for the Mount Ascutney Region as a part of its 2026 Regional Plan.

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Areas mapped (and approved) as Village Centers, Village Areas, Down Towns, or Planned Growth Areas, as a part of the regional Future Land Use planning process may be eligible for certain exceptions to Act 250 regulations.

- Flood Zones and River Corridors
- Rural Conservation
- Village Area
- Enterprise
- Rural General
- Village Center
- Rural Ag or Forestry
- Transition or Infill
- Existing Structures

Data Sources: Structures, VCGI 2026. Flood Hazard Areas via FEMA, River Corridors via VDEC. FLU Categories (MARC 2025). Road Data Derived from ALL ROADS (VTrans, 2025). Town and RPC Boundaries (VCGI 2025)

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