

Appendix B: Tier 1B Memorandum Revised

August 21, 2026

TO: Vermont Land Use Review Board
FROM: Jason Rasmussen, AICP, Executive Director
SUBJECT: Tier 1B Memorandum for Chester, Ludlow, Reading, Springfield, West Windsor and Windsor

This memorandum is for the Mount Ascutney Regional Commission's (MARC) application for Tier 1B Status Request in accordance with Section 1.102 of the Regional Planning Commission Application Guidelines (Version 1.2 12-15-2025).

The MARC is respectfully requesting Tier 1B status for six communities, including the following areas as depicted on the MARC Regional Plan Future Land Use Map:

- Chester: Planned Growth Area surrounding the legacy Village Center. The Planned Growth Area boundary is consistent with the Legacy Neighborhood Designation Area except it is proposed to now include areas containing preexisting development in areas suitable for infill development as defined in Section 29-201 of the Vermont Flood Hazard Area and River Corridor Rule.
- Ludlow: Village Area surrounding the legacy Village Center.
- Reading: Village Area surrounding the legacy Village Center in Felchville.
- Springfield:
 - Planned Growth Area surrounding the legacy Downtown Center.
 - Village Area surrounding a proposed new Village Center in North Springfield.
- West Windsor: Village Area surrounding the legacy Village Center in Brownsville.
- Windsor: Planned Growth Area surrounding the legacy Downtown Center.

Attached is a map of these proposed Tier 1B areas. This document also includes descriptions of these areas and how each community has adequate capacity to administer and enforce its land use and development regulations. Also included are Tier 1B Resolutions from each municipality signed by selectboard and trustee members.

Chester

The proposed Tier 1B area in Chester corresponds to the legacy Village Center and the Planned Growth Area. The Planned Growth Area boundary has the same boundary as Chester's legacy Neighborhood Development Area, with the addition of proposed expansions to allow for infill development in accordance with the Vermont Flood Hazard Area and River Corridor Rule.

Chester's Town Plan was adopted on May 6, 2020, and will expire in 2028. Chester's planning process was confirmed by the MARC in accordance with 24 V.S.A. § 4350. Chester just received a Municipal Planning Grant and is beginning its process to update their Town Plan in 2026.

Chester's Unified Development Bylaws – which contain zoning, subdivision and flood hazard area bylaws – were last amended January 7, 2026.

The Tier 1B area is similar to the Neighborhood Development Area designated by the Community Investment Board on October 24, 2025, but is proposed to include infill areas. The Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development consistent with the Vermont Flood Hazard Area and River Corridor Rule. All undeveloped areas and those parts of town that do not meet the "infill development" definition in the Vermont Flood Hazard Area and River Corridor Rule are excluded from the Tier 1B area. Those areas are shown as Rural Conservation.

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

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

Ludlow

The proposed Tier 1B area in Ludlow corresponds to the legacy Village Center and the Village Area. At this point, the Village Area is within portions of both the Village of Ludlow and Town of Ludlow. A vote to merge the Village and Town passed this spring.

Ludlow's Municipal Plan was adopted on Oct 7, 2019, and expires in 2027. Ludlow's planning process was confirmed by the MARC in accordance with 24 V.S.A. § 4350. In 2026, Ludlow is beginning its process to update their Municipal Plan.

Ludlow administers land use bylaws, including: Town of Ludlow Zoning Regulations, Town of Ludlow Flood Hazard and River Corridor Bylaws, Village of Ludlow Zoning Regulations, Village of Ludlow Flood Hazard and River Corridor Bylaws, and Town and Village of Ludlow Subdivision Regulations. Ludlow's Planning Commission is currently preparing amendments to the Town's Zoning Regulations.

The Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development consistent with the Vermont Flood Hazard Area and River Corridor Rule. All undeveloped areas and those parts of town that do not meet the "infill development" definition in the Vermont Flood Hazard Area and River Corridor Rule are excluded from the Tier 1B area. Those areas are shown as Rural Conservation.

The Village of Ludlow maintains a municipal water and sewer system that can accommodate compact housing development in the proposed Tier 1B area, including the proposed portions of the Town of Ludlow as well.

The Town and Village of Ludlow certify that they have municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area. (See the attached Resolution.)

Reading

The proposed Tier 1B area in Reading corresponds to the full extent of the legacy Village Center in Felchville and a small Village Area.

Reading's Town Plan was adopted on February 14, 2022, and expires in 2030. Reading's planning process was confirmed by the MARC in accordance with 24 V.S.A. § 4350.

The Town of Reading last amended their Zoning Ordinance on January 13, 2025. It contains zoning, subdivision, flood hazard areas, and river corridor bylaws.

The Tier 1B area avoids flood hazard areas and river corridors entirely.

The proposed Village Area has adequate soils that can accommodate a community wastewater disposal system for compact housing development in the proposed Tier 1B area (see the attached email from Jon Ashley, PE, DuBois & King). The Town just completed a water and wastewater feasibility study with DuBois & King. While there are adequate soils currently, the Town intends to pursue a future wastewater solution, for which the corresponding Neighborhood Designation will be very important.

The Town of Reading certifies that it has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area. See the attached Resolution as well as the attached Memorandum of Understanding with the MARC to provide technical assistance with any Act 250 exempt housing project development review.

Springfield

There are two proposed Tier 1B areas in Springfield. One corresponds to the legacy Downtown Center and the Planned Growth Area in Springfield. The other is a new proposed Village Center and Village Area in North Springfield.

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 June 2026, Springfield's Selectboard is holding a public hearing on 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 consistent with the Vermont Flood Hazard Area and River Corridor Rule. All undeveloped areas and those parts of town that do not meet the "infill development" definition in the Vermont Flood Hazard Area and River Corridor Rule are excluded from the Tier 1B areas. Those areas are shown as Rural Conservation.

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 areas. (See the attached Resolution.)

West Windsor

The proposed Tier 1B area in West Windsor involves the legacy Village Center and the Village Area in Brownsville.

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 consistent with the Vermont Flood Hazard Area and River Corridor Rule. All undeveloped areas and those parts of town that do not meet the "infill development" definition in the Vermont Flood Hazard Area and River Corridor Rule are excluded from the Tier 1B area. Those areas are shown as Rural Conservation.

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. (See the attached Resolution.)

Windsor

The proposed Tier 1B area in Windsor involves the legacy Downtown Center and the surrounding Planned Growth Area.

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 2026.

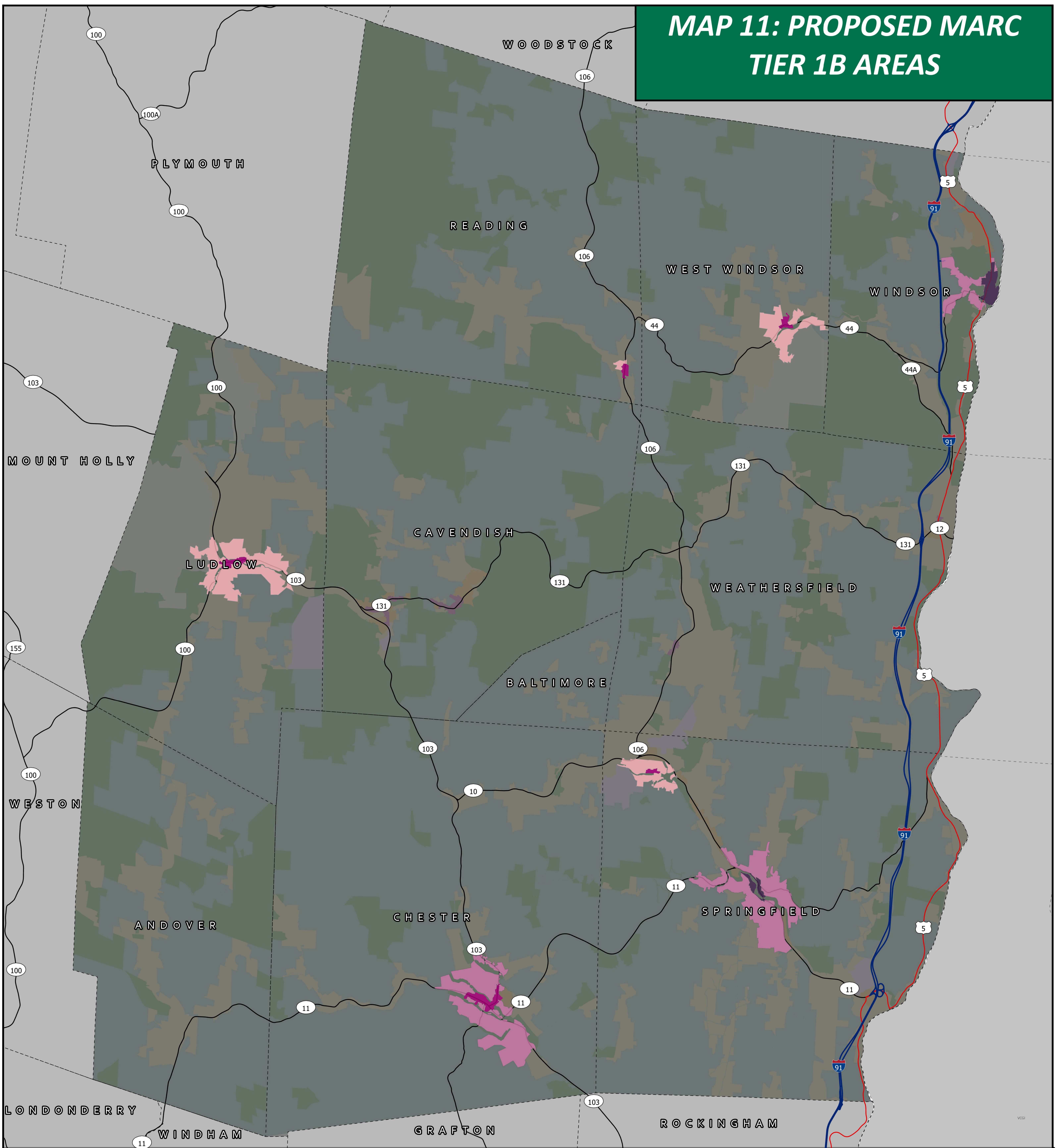
Windsor's Zoning Regulations, which also include flood hazard area bylaws, were last amended on April 11, 2023. Windsor's Subdivision Regulations were last amended on September 26, 2006.

The Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development consistent with the Vermont Flood Hazard Area and River Corridor Rule. All undeveloped areas and those parts of town that do not meet the "infill development" definition in the Vermont Flood Hazard Area and River Corridor Rule are excluded from the Tier 1B area. Those areas are shown as Rural Conservation.

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. (See the attached Resolution.)

MAP 11: PROPOSED MARC TIER 1B AREAS



Under Act 181 (2024), areas with Tier 1b status are exempt from Act 250 review for housing and mixed-use developments of 50 units or fewer on 10 acres or less. Only areas mapped as Downtown Centers, Village Centers, Planned Growth Areas, or Village Areas are eligible to be considered for Tier 1b status. In addition, municipalities must formally request their RPC via a resolution by their governing body to be granted Tier 1b status in eligible areas.

Areas highlighted (not greyed) are proposed by MARC in their 2026 Regional Plan Submission to have Tier 1B status. All municipalities affected have requested to be included in Tier 1b designation as of June 1, 2026.

State Highway
US Highway
Interstate
Downtown Center
Enterprise

Planned Growth Area
Rural Ag or Forestry
Resource Based Recreation
Rural Conservation
Rural General

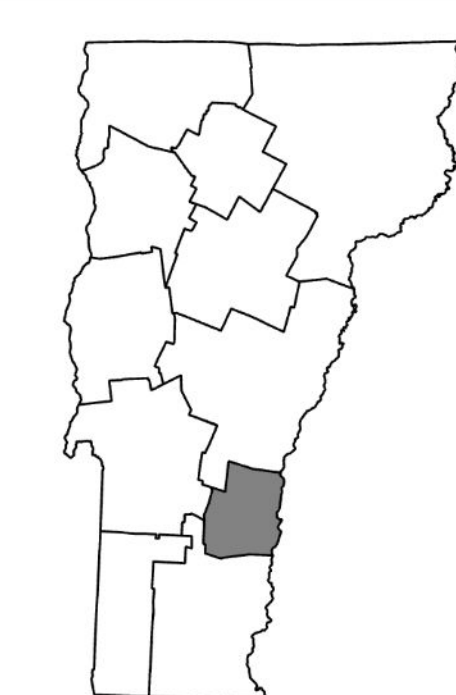
Redevelopment Area
Transition or Infill
Village Area
Village Center

Data Sources: Future Land Use, MARC 2026. Road Data Derived from ALL ROADS (VTrans, 2025). Town and RPC Boundaries (VCGI 2025)

Adoption info: Adopted July 27, 2026

Last updated on 6/29/2026 by kappleton

0 0.4 0.8 1.6 2.4 3.2 Miles Scale: 1:42,000
0 0.75 1.5 3 4.5 Kilometers



PO Box 320, Ascutney, VT 05030
www.marcvt.org

Municipal Resolution on Tier 1B Status

Town of Chester

WHEREAS, in accordance with Vermont law, 10 V.S.A. § 6033, a municipality may request Tier 1B area status for the purposes of Act 250 jurisdiction for housing;

WHEREAS, the Mount Ascutney Regional Commission may seek approval of Tier 1B area status from the Vermont Land Use Review Board on the municipality's behalf;

WHEREAS, the Town of Chester has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350;

WHEREAS, the Town of Chester has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442;

WHEREAS, the proposed Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development;

WHEREAS, the Town of Chester has water supply, wastewater infrastructure, or soils that can accommodate a community wastewater disposal system for compact housing development in the proposed Tier 1B area; and

WHEREAS, the Town of Chester has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

NOW, THEREFORE BE IT RESOLVED THAT:

The Town of Chester hereby requests that the Mount Ascutney Regional Commission seek the Land Use Review Board's approval to have the Village Center and Planned Growth Area qualify and be mapped for Act 250 Tier 1B area status.

Adopted at a duly noticed public meeting held on July 18, 2026.

Chester Selectboard



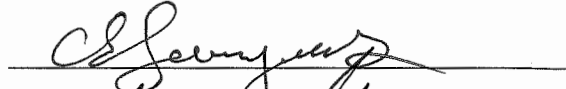
Lee Gustafson, Chair



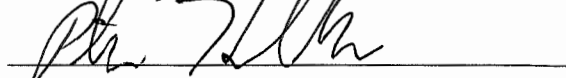
Tim Roper



Arianna Knapp



Arunas Jonynas, Vice Chair



Peter Hudkins

ATTEST:



Amie Record, Town Clerk

Municipal Resolution on Tier 1B Status

Village of Ludlow

WHEREAS, in accordance with Vermont law, 10 V.S.A. § 6033, a municipality may request Tier 1B area status for the purposes of Act 250 jurisdiction;

WHEREAS, the Mount Ascutney Regional Commission may seek approval of Tier 1B area status from the Vermont Land Use Review Board on the municipality's behalf;

WHEREAS, the Village of Ludlow has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350;

WHEREAS, the Village of Ludlow has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442;

WHEREAS, the proposed Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development;

WHEREAS, the Village of Ludlow has water supply, wastewater infrastructure, or soils that can accommodate a community wastewater disposal system for compact housing development in the proposed Tier 1B area; and

WHEREAS, the Village of Ludlow has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

NOW, THEREFORE BE IT RESOLVED THAT:

The Village of Ludlow hereby requests that the Mount Ascutney Regional Commission seek the Land Use Review Board's approval to have the Village Center and Village Area qualify and be mapped for Act 250 Tier 1B area status.

Adopted at a duly noticed public meeting held on 10th of February, 2026.

Ludlow Village Trustees

Bob Brandt

Bob Brandt, Chair

Julie Nicoll

Julie Nicoll

Justin Hyjek

ATTEST:

Ulla Cook

Ulla Cook, Town Clerk

Municipal Resolution on Tier 1B Status

Town of Ludlow

WHEREAS, in accordance with Vermont law, 10 V.S.A. § 6033, a municipality may request Tier 1B area status for the purposes of Act 250 jurisdiction;

WHEREAS, the Mount Ascutney Regional Commission may seek approval of Tier 1B area status from the Vermont Land Use Review Board on the municipality's behalf;

WHEREAS, the Town of Ludlow has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350;

WHEREAS, the Town of Ludlow has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442;

WHEREAS, the proposed Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development;

WHEREAS, the Town of Ludlow has water supply, wastewater infrastructure, or soils that can accommodate a community wastewater disposal system for compact housing development in the proposed Tier 1B area; and

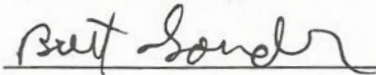
WHEREAS, the Town of Ludlow has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

NOW, THEREFORE BE IT RESOLVED THAT:

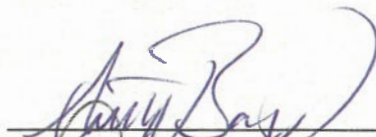
The Town of Ludlow hereby requests that the Mount Ascutney Regional Commission seek the Land Use Review Board's approval to have the Village Center and Village Area qualify and be mapped for Act 250 Tier 1B area status.

Adopted at a duly noticed public meeting held on 9th of February, 2026.

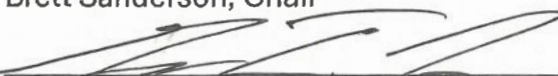
Ludlow Selectboard



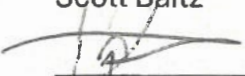
Brett Sanderson, Chair



Scott Baitz



George Tucker, Jr.



Justin Hyjek

Noah Schmidt

ATTEST:



Ulla Cook, Town Clerk

Municipal Resolution on Tier 1B Status

Town of Reading

WHEREAS, in accordance with Vermont law, 10 V.S.A. § 6033, a municipality may request Tier 1B area status for the purposes of Act 250 jurisdiction;

WHEREAS, the Mount Ascutney Regional Commission may seek approval of Tier 1B area status from the Vermont Land Use Review Board on the municipality's behalf;

WHEREAS, the Town of Reading has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350;

WHEREAS, the Town of Reading has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442;

WHEREAS, the proposed Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development;

WHEREAS, the Town of Reading has water supply, wastewater infrastructure, or soils that can accommodate a community wastewater disposal system for compact housing development in the proposed Tier 1B area; and

WHEREAS, the Town of Reading has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

NOW, THEREFORE BE IT RESOLVED THAT:

The Town of Reading hereby requests that the Mount Ascutney Regional Commission seek the Land Use Review Board's approval to have the Felchville Village Center and Village Area qualify and be mapped for Act 250 Tier 1B area status.

Adopted at a duly noticed public meeting held on 4/8/, 2026.

Reading Selectboard

Robert K. Allen

Michael Sanderson

Robert Allen, Chair

Michael Sanderson

Lisa Silvester

Lisa Silvester

ATTEST:

Calista Brennan

Calista Brennan, Town Clerk

From: [Jonathan Ashley](#)
To: [Jason Rasmussen](#)
Cc: [Martha Harrison](#); [Kellen Appleton](#)
Subject: Re: Felchville Village Area
Date: Thursday, January 29, 2026 6:05:21 PM
Attachments: [image001.png](#)
[image002.png](#)

Jason, the soils in that area were mapped as Urban land-Windsor-Agawam complex, 0 to 8 percent slopes - 32B

I believe they are "not rated" because that mapping unit includes several soil types and it was too developed for USDA to differentiate between the soil types (a process which includes applying judgement based on natural land contours to estimate the boundaries between the soil types among other things).

Looking at the soil types that make up that mapping unit, they include a typical profile of loamy sands (0-25 inches) over sand (down to 65 inches). The soils are considered "excessively drained" with moderately high to very high capacity to transmit water.

I think you can consider the soils adequate.

Jonathan Ashley, P.E.*
Senior Vice President
DuBois & King, Inc.
4 General Wing Road, Suite 1
Rutland, VT 05701
(P) 802.214.5381
(C) 802.522.9733
*VT, NH, NY

From: Jason Rasmussen <jrasmussen@marcvt.org>
Sent: Thursday, January 29, 2026 11:56 AM
To: Jonathan Ashley <jashley@dubois-king.com>
Cc: Martha Harrison <mharrison@marcvt.org>; Kellen Appleton <kappleton@marcvt.org>
Subject: FW: Felchville Village Area

Hi Jon,

I'm hoping you can help interpret the Felchville wastewater feasibility study for me. We are looking at mapping an Act 181 "Village Area" surrounding the Felchville Villager Center, in part to help with financing a future wastewater system. To do so, there should be adequate soils. Much of this area is "Not Rated." In your opinion, is there evidence that the grey areas below could be considered "adequate" for this purpose?

Thanks,
Jason

From: Kellen Appleton <kappleton@marcv.org>

Sent: Thursday, January 29, 2026 10:17 AM

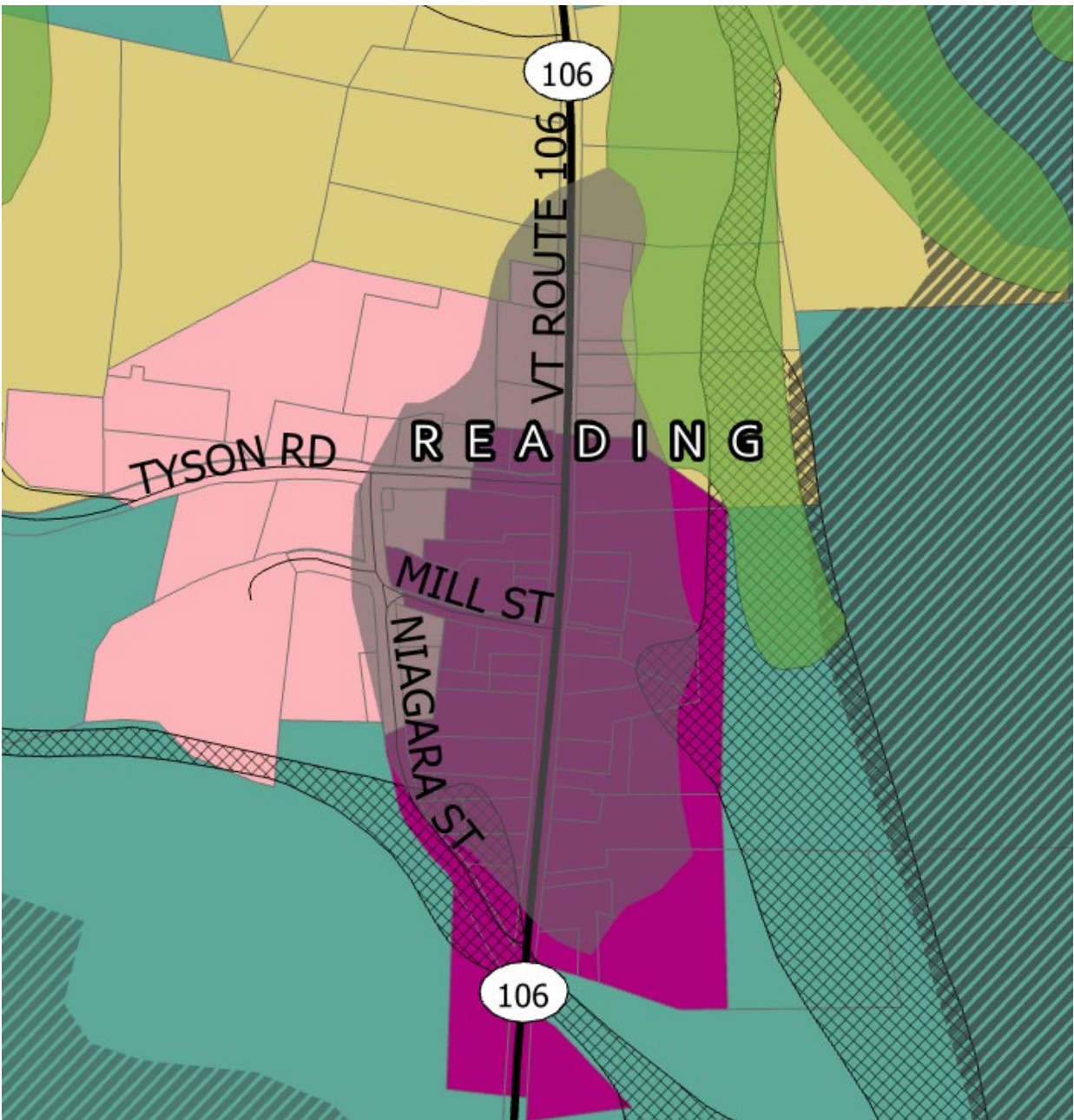
To: Jason Rasmussen <jrasmussen@marcv.org>; Martha Harrison <mharrison@marcv.org>

Subject: Felchville Village Area

Hey y'all –

My draft of the Felchville village area (pink): The green shading is “unsuitable soils”. The grey shading (mostly over the existing village center) is “unstudied/unrated”. Do we think that “unstudied” counts as suitable enough to categorize as a village area? Really feels like we’re stretching the definitions here to say that “Suitable” means “not rated unsuitable”, but if we don’t, it will mean that any village area we add to Felchville will be discontinuous with the Village Center.

Thoughts?



**Mount Ascutney
Regional Commission**

**Kellen Appleton
Planner**

[my pronouns](#): she or they

P.O. Box 320

[38 Ascutney Park Road
Ascutney, Vermont 05030](#)

kappleton@marcvt.org

802.674.9201 x121 (office)

www.marcvt.org



Memorandum of Understanding

This Memorandum of Understanding (MOU) is made and entered into by and between the Town of Reading and Mount Ascutney Regional Commission.

WHEREAS the Town of Reading has signed a Resolution seeking Act 250 exemptions for housing through Tier 1B status in the proposed Village Area on the MARC Future Land Use Map;

WHEREAS the Town of Reading has adopted robust zoning, subdivision and flood hazard area bylaws;

WHEREAS the Town of Reading has appointed a Zoning Administrator and Assistant Zoning Administrator to administer these bylaws, as well as qualified members to serve on the Planning Commission and Zoning Board of Adjustment to review all applicable land use development permit applications;

WHEREAS the Mount Ascutney Regional Commission (MARC) provides a wide-range of professional planning assistance to Reading and other member municipalities, including but not limited to technical assistance with preparing Town Plan updates, developing amendments to land use bylaws, conducting land use planning education and training for municipal officials, reviewing and making recommendations on land use development permit applications, and coordination with state and federal governments; and

WHEREAS the MARC has professional staff available to provide technical assistance to municipalities on a wide range of land use planning services, including development review guidance; and

WHEREAS the MARC wishes to support Reading's Tier 1B status request; and

NOW THEREFORE the PARTIES agree to the following provisions:

- The PARTIES agree to collaborate in the review of any housing projects that are exempt from Act 250 through its Tier 1B status within Reading's Village Center and Village Area.
- The TOWN agrees to approach MARC staff as early as possible with any permit applications when they want assistance in the review process.
- The MARC agrees to provide technical assistance to the Chairs of the Planning Commission or Zoning Board of Adjustment or their designee, when requested, including the following activities:
 - Assist with coordination with the Act 250 District Coordinator regarding project Jurisdictional Opinions;
 - Review applicable land use development applications for eligible Act 250 exempt projects;

- Provide recommendations to the board chairs to aid in their decision making process in a timely manner;
- Attendance at public hearings or deliberations, as needed.
- The MARC agrees to provide these services at no cost to the Town up to 8 hours a month.
- This MOU shall be effective upon execution and shall be completed on June 30, 2027, unless amended.

Acceptance

As duly authorized agents of the Town of Reading and Mount Ascutney Regional Commission, the undersigned do hereby agree to the terms of this memorandum.

Dated this 11 day of June 2026

Robert K. Allen

Robert Allen, Chair, Selectboard
Town of Reading

Jason Rasmussen

Jason Rasmussen, AICP, Executive Director
Mount Ascutney Regional Commission

Municipal Resolution on Tier 1B Status

Town of Springfield

WHEREAS, in accordance with Vermont law, 10 V.S.A. § 6033, a municipality may request Tier 1B area status for the purposes of Act 250 jurisdiction;

WHEREAS, the Mount Ascutney Regional Commission may seek approval of Tier 1B area status from the Vermont Land Use Review Board on the municipality's behalf;

WHEREAS, the Town of Springfield has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350;

WHEREAS, the Town of Springfield has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442;

WHEREAS, the proposed Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development;

WHEREAS, the Town of Springfield has water supply, wastewater infrastructure, or soils that can accommodate a community wastewater disposal system for compact housing development in the proposed Tier 1B area; and

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

NOW, THEREFORE BE IT RESOLVED THAT:

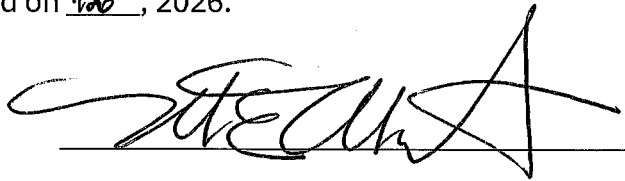
The Town of Springfield hereby requests that the Mount Ascutney Regional Commission seek the Land Use Review Board's approval to have the Downtown Center and Planned Growth Area in Springfield as well as the proposed new Village Center and Village Area in North Springfield qualify and be mapped for Act 250 Tier 1B area status.

Adopted at a duly noticed public meeting held on 4/26, 2026.

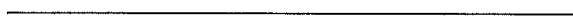
Springfield Selectboard



Kristi Morris, Chair



Mike Martin


Tara Chase
Heather Frahm

Mike Schmitt

ATTEST: _____

Municipal Resolution on Tier 1B Status

Town of West Windsor

WHEREAS, in accordance with Vermont law, 10 V.S.A. § 6033, a municipality may request Tier 1B area status for the purposes of Act 250 jurisdiction;

WHEREAS, the Mount Ascutney Regional Commission may seek approval of Tier 1B area status from the Vermont Land Use Review Board on the municipality's behalf;

WHEREAS, the Town of West Windsor has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350;

WHEREAS, the Town of West Windsor has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442;

WHEREAS, the proposed Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development;

WHEREAS, the Town of West Windsor has water supply, wastewater infrastructure, or soils that can accommodate a community wastewater disposal system for compact housing development in the proposed Tier 1B area; and

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

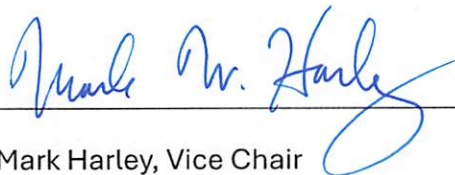
NOW, THEREFORE BE IT RESOLVED THAT:

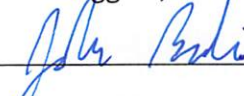
The Town of West Windsor hereby requests that the Mount Ascutney Regional Commission seek the Land Use Review Board's approval to have the Village Center and Village Area qualify and be mapped for Act 250 Tier 1B area status.

Adopted at a duly noticed public meeting held on January 26, 2026.

West Windsor Selectboard


Mark Higgins, Chair


Mark Harley, Vice Chair


John Brodie

ATTEST:


Amy Yates, Town Clerk

Municipal Resolution on Tier 1B Status

Town of Windsor

WHEREAS, in accordance with Vermont law, 10 V.S.A. § 6033, a municipality may request Tier 1B area status for the purposes of Act 250 jurisdiction;

WHEREAS, the Mount Ascutney Regional Commission may seek approval of Tier 1B area status from the Vermont Land Use Review Board on the municipality's behalf;

WHEREAS, the Town of Windsor has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350;

WHEREAS, the Town of Windsor has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442;

WHEREAS, the proposed Tier 1B area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development;

WHEREAS, the Town of Windsor has water supply, wastewater infrastructure, or soils that can accommodate a community wastewater disposal system for compact housing development in the proposed Tier 1B area; and

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

NOW, THEREFORE BE IT RESOLVED THAT:

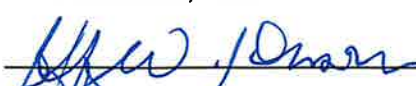
The Town of Windsor hereby requests that the Mount Ascutney Regional Commission seek the Land Use Review Board's approval to have the Downtown Center and Planned Growth Area qualify and be mapped for Act 250 Tier 1B area status.

Adopted at a duly noticed public meeting held on May 13th, 2026.

Windsor Selectboard



Tera Howard, Chair



Jeffrey Johnson

Emma Caffrey



Mary McNaughton

Heather Prebish

ATTEST:



Riley White, Town Clerk