

To: Vermont Land Use Review Board
From: Greta Brunswick, Senior Planner
Date: October 3, 2025
Subject: Tier 1B Memorandum

This memorandum is for the Northwest Regional Planning Commission’s (NRPC) Preapplication Request for Tier 1B Status as outlined in Section 1.102(B)(3) of the LURB Guidelines for Regional Planning Commission Applications. NRPC is requesting Tier 1B approvals for eligible areas in 17 out of 20 towns in the two-county region, as summarized below and the map on the following page. Tier 1B eligible areas were mapped in accordance with the 24 V.S.A §4348(a)(12). Documentation on eligibility and compliance with 10 V.S.A §6033(b) for all eligible areas is enclosed.

Tier 1B Opt-In Summary:		
<i>Downtown Centers</i>	1	<i>St. Albans City Downtown</i>
<i>Village Centers</i>	26	<i>Bakerfield</i> <i>Binghamville</i> <i>Sheldon Creek</i> <i>West Berkshire</i> <i>Fletcher Center</i> <i>Sheldon Springs</i> <i>East Berkshire</i> <i>Franklin Village</i> <i>St. Albans Bay</i> <i>Berkshire Center</i> <i>Georgia Center</i> <i>Swanton Village</i> <i>Enosburg Falls</i> <i>Georgia South Village</i> <i>South Hero Village</i> <i>Fairfax Village</i> <i>Highgate Center</i> <i>Grand Isle Village</i> <i>South Fairfax Village</i> <i>Highgate Springs</i> <i>Grand Isle Station</i> <i>Fairfield Center East</i> <i>Highgate Falls</i> <i>North Hero Village</i> <i>Fairfield</i> <i>Richford Village</i>
<i>Planned Growth Areas</i>	6	<i>St. Albans City</i> <i>St. Albans Town</i> <i>Swanton Village</i> <i>Fairfax Village</i> <i>Enosburg Falls</i> <i>Richford Village</i>
<i>Village Areas</i>	21	<i>Bakerfield</i> <i>Binghamville</i> <i>Sheldon Creek</i> <i>West Berkshire</i> <i>Franklin Village</i> <i>Sheldon Springs</i> <i>East Berkshire</i> <i>Georgia Center</i> <i>St. Albans Bay</i> <i>Berkshire Center</i> <i>Georgia South Village</i> <i>Swanton Village</i> <i>South Fairfax Village</i> <i>Highgate Center</i> <i>South Hero Village</i> <i>Fairfield Center</i> <i>Highgate Falls</i> <i>Grand Isle Village</i> <i>East Fairfield</i> <i>Richford Village</i> <i>Grand Isle Station</i>

Bakersfield		
Municipal resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	Bakersfield Village Center
Planned Growth Area	n/a	
Village Area	X	Bakersfield Village Area
Notes:		
<i>Has duly adopted and approved plan and confirmed planning process 24 VSA §4350</i>		<i>Confirmation Date: 12/12/2018</i> See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §§ 4414, 4418, 4442</i>		<i>Bylaw Adoption Date: 3/7/2017</i> <i>Subdivision Bylaw Adoption Date: 3/7/2017</i>
<i>Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <i>Water supply:</i> Bakersfield Fire District #1 has public water supply that serves the area. <i>Wastewater infrastructure:</i> n/a <i>Soils:</i> Class I, II, and/or III on-site septic soils are generally available in the area.
<i>Has adequate municipal staff, municipal officials, or contracted capacity 6033(c)(6)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Berkshire		
Municipal resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	East Berkshire, Berkshire Center, West Berkshire
Planned Growth Area	n/a	
Village Area	X	East Berkshire, Berkshire Center, West Berkshire
Notes:		
<i>Has duly adopted and approved plan and confirmed planning process 24 VSA §4350</i>		<i>Confirmation Date: 10/28/2020</i> See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §§ 4414, 4418, 4442</i>		<i>Bylaw Adoption Date: 7/18/2025</i> <i>Subdivision Bylaw Adoption Date: 7/18/2025</i>
<i>Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <i>Water supply:</i> East Berkshire Fire District #1 has public water supply that serves East Berkshire. <i>Wastewater infrastructure:</i> n/a <i>Soils:</i> Class I, II, and/or III on-site septic soils are generally available in the areas.
<i>Has adequate municipal staff, municipal officials, or contracted capacity 6033(c)(6)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Enosburgh Town and Enosburg Falls Village		
Municipal resolution to opt in 6033(c)(1)	Yes <input type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input checked="" type="checkbox"/>	
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	Enosburg Falls
Planned Growth Area	X	Enosburg Falls
Village Area	n/a	
Notes: <i>Enosburgh Selectboard has not yet acted on Tier 1B. The Joint Legislative Body for Enosburgh Town and Enosburg Falls Village plans to meet and act on this in October.</i>		
<i>Has duly adopted and approved plan and confirmed planning process 24 VSA §4350</i>	Confirmation Date: 7/29/2020 Enosburgh Town and Enosburg Falls Village have a joint municipal plan. See enclosed confirmation resolution.	
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §§ 4414, 4418, 4442</i>	<u>Enosburgh Town</u> Bylaw Adoption Date: 12/17/2018* Subdivision Bylaw Adoption Date: 12/17/2018* <u>Enosburg Falls Village</u> Bylaw Adoption Date: 11/28/2017* Subdivision Bylaw Adoption Date: 11/28/2017* *Update underway	
<i>Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: Enosburg Falls Village has a municipal water supply system that serves the area. Wastewater infrastructure: Enosburg Falls Village has a municipal wastewater system that serves the area. Soils: n/a	
<i>Has adequate municipal staff, municipal officials, or contracted capacity 6033(c)(6)</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.	

Fairfax		
Municipal resolution to opt in 6033(c)(1)	Yes <input type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input checked="" type="checkbox"/>	
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	Fairfax Village, Fairfax South Village
Planned Growth Area	X	Fairfax Village
Village Area	X	Fairfax South Village
Notes: <i>The Fairfax Selectboard has not yet acted on Tier 1B; it is anticipated that they will act by the end of October.</i>		
<i>Has duly adopted and approved plan and confirmed planning process 24 VSA §4350</i>	<i>Confirmation Date: 9/26/2018</i> See enclosed confirmation resolution.	
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §§ 4414, 4418, 4442</i>	<i>Bylaw Adoption Date: 5/20/2024</i> <i>Subdivision Bylaw Adoption Date: 5/20/2024</i>	
<i>Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <i>Water supply:</i> Fairfax has a municipal water supply system that serves the area. <i>Wastewater infrastructure:</i> Fairfax has a municipal wastewater system that serves the area. <i>Soils:</i> n/a	
<i>Has adequate municipal staff, municipal officials, or contracted capacity 6033(c)(6)</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.	

Fairfield		
Municipal resolution to opt in 6033(c)(1)		Yes <input type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input checked="" type="checkbox"/>
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	Fairfield Center, East Fairfield
Planned Growth Area	n/a	
Village Area	X	Fairfield Center, East Fairfield
Notes: <i>The Fairfield Selectboard has not yet acted on Tier 1B; it is anticipated that they will act by the end of October.</i>		
<i>Has duly adopted and approved plan and confirmed planning process 24 VSA §4350</i>		Confirmation Date: 3/31/2021 See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §§ 4414, 4418, 4442</i>		Bylaw Adoption Date: 2/10/2020 Subdivision Bylaw Adoption Date: 2/20/2020
<i>Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: East Fairfield Fire District #1 and Fairfield Fire District #2 provide water supply to the areas. Wastewater infrastructure: n/a Soils: Class I, II, and/or III on-site septic soils are generally available in the areas.
<i>Has adequate municipal staff, municipal officials, or contracted capacity 6033(c)(6)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Fletcher		
Municipal resolution to opt in 6033(c)(1)	Yes <input type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input checked="" type="checkbox"/>	
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	Binghamville, Fletcher Center
Planned Growth Area	n/a	
Village Area	X	Binghamville
Notes: <i>The Fletcher Selectboard has not yet acted on Tier 1B; it is anticipated that they will act by the end of October.</i>		
<i>Has duly adopted and approved plan and confirmed planning process 24 VSA §4350</i>	Confirmation Date: 10/27/2021 See enclosed confirmation resolution.	
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §§ 4414, 4418, 4442</i>	Bylaw Adoption Date: 3/19/2018 Subdivision Bylaw Adoption Date: 3/19/2018	
<i>Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: n/a Wastewater infrastructure: n/a Soils: Class I, II, and/or III on-site septic soils are generally available in the areas	
<i>Has adequate municipal staff, municipal officials, or contracted capacity 6033(c)(6)</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.	

Franklin		
Municipal resolution to opt in 6033(c)(1)	Yes <input type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input checked="" type="checkbox"/>	
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	Franklin Village
Planned Growth Area	n/a	
Village Area	X	Franklin Village
Notes: <i>The Franklin Selectboard has not yet acted on Tier 1B; it is anticipated that they will act by the end of October.</i>		
<i>Has duly adopted and approved plan and confirmed planning process 24 VSA §4350</i>	<i>Confirmation Date: Anticipated October 29, 2025</i> Regional approval and confirmation process is underway.	
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §§ 4414, 4418, 4442</i>	<i>Bylaw Adoption Date: 12/17/2012</i> <i>Subdivision Bylaw Adoption Date: 12/17/2012</i>	
<i>Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <i>Water supply:</i> The Town of Franklin has municipal water supply that serves the area. <i>Wastewater infrastructure:</i> n/a <i>Soils:</i> Class I, II, and/or III on-site septic soils are generally available in the areas.	
<i>Has adequate municipal staff, municipal officials, or contracted capacity 6033(c)(6)</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.	

Georgia		
Municipal resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	Georgia Center, Georgia South Village
Planned Growth Area	n/a	
Village Area	X	Georgia Center, Georgia South Village
Notes:		
<i>Has duly adopted and approved plan and confirmed planning process 24 VSA §4350</i>		<i>Confirmation Date: 1/29/2025</i> See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §§ 4414, 4418, 4442</i>		<i>Bylaw Adoption Date: 2/27/2023, Anticipated 10/16/2025</i> <i>Subdivision Bylaw Adoption Date: 2/27/2023, Anticipated 10/16/2025</i>
<i>Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <i>Water supply: Georgia South Village Fire District has a water supply system that serves the South Village area.</i> <i>Wastewater infrastructure: n/a</i> <i>Soils: Class I, II, and/or III on-site septic soils are generally available in the areas.</i>
<i>Has adequate municipal staff, municipal officials, or contracted capacity 6033(c)(6)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Highgate		
Municipal resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	Highgate Center, Highgate Falls, Highgate Springs
Planned Growth Area	n/a	
Village Area	X	Highgate Center, Highgate Falls
Notes:		
<i>Has duly adopted and approved plan and confirmed planning process 24 VSA §4350</i>		<i>Confirmation Date: 9/27/2023</i> See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §§ 4414, 4418, 4442</i>		<i>Bylaw Adoption Date: 9/9/2024</i> <i>Subdivision Bylaw Adoption Date: 9/9/2024</i>
<i>Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: n/a Wastewater infrastructure: n/a Soils: Class I, II, and/or III on-site septic soils are generally available in the areas.
<i>Has adequate municipal staff, municipal officials, or contracted capacity 6033(c)(6)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Richford		
Municipal resolution to opt in 6033(c)(1)		Yes <input type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input checked="" type="checkbox"/>
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	Richford Village
Planned Growth Area	X	Richford Village
Village Area	n/a	
Notes: <i>The Richford Selectboard has not yet acted on Tier 1B; it is anticipated that they will act by the end of October.</i>		
<i>Has duly adopted and approved plan and confirmed planning process 24 VSA §4350</i>		<i>Confirmation Date: 1/31/2018</i> Update underway. See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §§ 4414, 4418, 4442</i>		<i>Bylaw Adoption Date: 5/8/2024</i> <i>Subdivision Bylaw Adoption Date: 5/8/2024</i>
<i>Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <i>Water supply:</i> The Town of Richford has municipal water supply that serves the area. <i>Wastewater infrastructure:</i> The Town of Richford has a municipal wastewater system that serves the area. <i>Soils:</i> n/a
<i>Has adequate municipal staff, municipal officials, or contracted capacity 6033(c)(6)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Sheldon		
Municipal resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	Sheldon Creek, Sheldon Springs
Planned Growth Area	n/a	
Village Area	X	Sheldon Creek, Sheldon Springs
Notes:		
<i>Has duly adopted and approved plan and confirmed planning process 24 VSA §4350</i>		<i>Confirmation Date: 12/11/2024</i> See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §§ 4414, 4418, 4442</i>		<i>Bylaw Adoption Date: 2/23/2015*</i> <i>Subdivision Bylaw Adoption Date: 2/23/2015*</i> <i>*Update underway</i>
<i>Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <i>Water supply:</i> The Town of Sheldon has a municipal water supply system that serves the village areas. <i>Wastewater infrastructure:</i> The Town of Sheldon has a municipal wastewater system that serves Sheldon Springs. <i>Soils:</i> Class I, II, and/or III on-site septic soils are generally available in Sheldon Creek.
<i>Has adequate municipal staff, municipal officials, or contracted capacity 6033(c)(6)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

St. Albans City		
Municipal resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
<i>FLU Planning Areas Included:</i>		
Downtown Center	X	St. Albans City Downtown
Village Center	n/a	
Planned Growth Area	X	St. Albans City PGA
Village Area	n/a	
Notes:		
<i>Has duly adopted and approved plan and confirmed planning process 24 VSA §4350</i>		<i>Confirmation Date:</i> The City is currently finalizing a plan update and is coordinating with NRPC to ensure the final plan can be regionally approved. NRPC anticipates that the City will have a confirmed planning process by final submission to the LURB.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §§ 4414, 4418, 4442</i>		<i>Bylaw Adoption Date:</i> 6/30/2025 <i>Subdivision Bylaw Adoption Date:</i> 6/30/2025
<i>Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <i>Water supply:</i> The City of St. Albans has a municipal water supply system that serves the areas. <i>Wastewater infrastructure:</i> The City of St. Albans has a municipal wastewater system that serves the areas. <i>Soils:</i> n/a
<i>Has adequate municipal staff, municipal officials, or contracted capacity 6033(c)(6)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

St. Albans Town		
Municipal resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	St. Albans Bay Village
Planned Growth Area	X	St. Albans Town PGA
Village Area	X	St. Albans Bay
Notes:		
<i>Has duly adopted and approved plan and confirmed planning process 24 VSA §4350</i>		<i>Confirmation Date: 9/26/2028</i> See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §§ 4414, 4418, 4442</i>		<i>Bylaw Adoption Date: 10/28/2024</i> <i>Subdivision Bylaw Adoption Date: 10/28/2024</i>
<i>Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <i>Water supply:</i> The City of St. Albans has a municipal water supply system that serves the Planned Growth Area. <i>Wastewater infrastructure:</i> The City of St. Albans has a municipal wastewater system that serves the Planned Growth Area. <i>Soils:</i> Class I, II, and/or III on-site septic soils are generally available in St. Albans Bay.
<i>Has adequate municipal staff, municipal officials, or contracted capacity 6033(c)(6)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Swanton		
Municipal resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	Swanton Village
Planned Growth Area	X	Swanton Village
Village Area	n/a	
Notes:		
<i>Has duly adopted and approved plan and confirmed planning process 24 VSA §4350</i>		<i>Confirmation Date: 9/27/2023</i> See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §§ 4414, 4418, 4442</i>		<i>Bylaw Adoption Date: 7/1/2025</i> <i>Subdivision Bylaw Adoption Date: 7/1/2025</i>
<i>Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <i>Water supply:</i> The Village of Swanton has a municipal water supply system that serves the area. <i>Wastewater infrastructure:</i> The Village of Swanton has a municipal wastewater system that serves the area. <i>Soils:</i> n/a
<i>Has adequate municipal staff, municipal officials, or contracted capacity 6033(c)(6)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

Grand Isle		
Municipal resolution to opt in 6033(c)(1)		Yes <input type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input checked="" type="checkbox"/>
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	Grand Isle Village, Grand Isle Station
Planned Growth Area	n/a	
Village Area	X	Grand Isle Village, Grand Isle Station
Notes: <i>The Grand Isle Selectboard has not yet acted on Tier 1B; it is anticipated that they will act by the end of October.</i>		
<i>Has duly adopted and approved plan and confirmed planning process 24 VSA §4350</i>		Confirmation Date: 3/26/2025 See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §§ 4414, 4418, 4442</i>		Bylaw Adoption Date: 10/25/2021 Subdivision Bylaw Adoption Date: 10/25/2021
<i>Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water supply: Grand Isle Consolidated Water District and Grand Isle Fire District #4 provide water supply to the areas. Wastewater infrastructure: n/a Soils: Class I, II, and/or III on-site septic soils are generally available in the areas.
<i>Has adequate municipal staff, municipal officials, or contracted capacity 6033(c)(6)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

North Hero		
Municipal resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	North Hero Village
Planned Growth Area	n/a	
Village Area	n/a	
Notes:		
<i>Has duly adopted and approved plan and confirmed planning process 24 VSA §4350</i>		<i>Confirmation Date: 7/29/2020</i> See enclosed confirmation resolution.
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §§ 4414, 4418, 4442</i>		<i>Bylaw Adoption Date: 12/1/2023</i> <i>Subdivision Bylaw Adoption Date: 12/1/2023</i>
<i>Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <i>Water supply:</i> The North Hero Water Treatment Facility provides water supply to the village. <i>Wastewater infrastructure:</i> n/a <i>Soils:</i> Class I, II, and/or III on-site septic soils are generally available in the village.
<i>Has adequate municipal staff, municipal officials, or contracted capacity 6033(c)(6)</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.

South Hero		
Municipal resolution to opt in 6033(c)(1)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Anticipated for Final <input type="checkbox"/>	
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	South Hero Village, Keeler Bay Village
Planned Growth Area	n/a	
Village Area	X	South Hero Village, Keeler Bay Village
Notes:		
<i>Has duly adopted and approved plan and confirmed planning process 24 VSA §4350</i>	<i>Confirmation Date: 9/27/2023</i> See enclosed confirmation resolution.	
<i>Has permanent zoning and subdivision bylaws in accordance with 24 VSA §§ 4414, 4418, 4442</i>	<i>Bylaw Adoption Date: 9/13/2021</i> <i>Subdivision Bylaw Adoption Date: 9/13/2021</i>	
<i>Excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development 6033(c)(3) and (4)</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <i>Water supply:</i> South Hero Fire District #4 provides water supply to the village areas. <i>Wastewater infrastructure:</i> n/a <i>Soils:</i> Class I, II, and/or III on-site septic soils are generally available in the areas.	
<i>Has adequate municipal staff, municipal officials, or contracted capacity 6033(c)(6)</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed resolution.	

Tier 1B Resolutions

Enclosed at time of Preapplication Submission:

Bakersfield

Berkshire

Georgia

Highgate

North Hero

Sheldon

South Hero

City of St. Albans

Town of St. Albans

Swanton

MUNICIPAL RESOLUTION

Municipality: Bakersfield

Whereas In accordance with Vermont Statute, 10 V.S.A. Section 6033 a municipality may request Tier 1B status for the purposes of Act 250 jurisdiction.

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

Whereas The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.

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

Whereas 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.

Whereas The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area in accordance with 6033(c)(6) and as evidenced by ALL of the following:

- appointed or contracted zoning administrator (may be permanent or acting)
- yearly budget to support administration of development regulations, including enforcement or appeals as needed
- municipal staff and volunteers can attend trainings as requested
- ZA and the DRB (or ZBA and PC) regularly process applications within the required timelines
- Technical assistance is available for projects that exceed normal capacity or knowledge by one or more of the following:

-
- RPC
- VLCT

- Town Attorney
- Other

Now, therefore be it resolved that:

The municipality hereby requests to have the Village Center and Village Area mapped for Tier 1B status.

Adopted at a duly noticed public meeting held on DATE *September 8, 2025*

Attest:

Signature 

Name Joshua J Goss

Title Select board Chair (Secretary or Chair)

MUNICIPAL RESOLUTION

Municipality: Berkshire

- Whereas In accordance with Vermont Statute, 10 V.S.A. Section 6033 a municipality may request Tier 1B status for the purposes of Act 250 jurisdiction.
- Whereas The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.
- Whereas The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.
- Whereas The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development.
- Whereas 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.
- Whereas The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area in accordance with 6033(c)(6) and as evidenced by ALL of the following:
- appointed or contracted zoning administrator (may be permanent or acting)
 - yearly budget to support administration of development regulations, including enforcement or appeals as needed
 - municipal staff and volunteers can attend trainings as requested
 - ZA and the DRB (or ZBA and PC) regularly process applications within the required timelines
 - Technical assistance is available for projects that exceed normal capacity or knowledge by one or more of the following:
 - RPC
 - VLCT
 - Town Attorney
 - Other

Now, therefore be it resolved that:

The municipality hereby requests to have the Village Centers & Village Areas mapped for Tier 1B status.

Adopted at a duly noticed public meeting held on 9/22/2025

Attest:

Signature Andrew Smith

Name Andrew Smith

Title Selectboard Vice (Chair)



GEORGIA VERMONT

MUNICIPAL RESOLUTION

Municipality:

Whereas In accordance with Vermont Statute, 10 V.S.A. Section 6033 a municipality may request Tier 1B status for the purposes of Act 250 jurisdiction.

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

Whereas The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.

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

Whereas 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.

Whereas The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area in accordance with 6033(c)(6) and as evidenced by ALL of the following:

- appointed or contracted zoning administrator (may be permanent or acting)
- yearly budget to support administration of development regulations, including enforcement or appeals as needed
- municipal staff and volunteers can attend trainings as requested
- ZA and the DRB (or ZBA and PC) regularly process applications within the required timelines
- Technical assistance is available for projects that exceed normal capacity or knowledge by one or more of the following:
 - RPC
 - VLCT
 - Town Attorney
 - Other

Now, therefore be it resolved that:

The municipality hereby requests to have the Village Center, Village Area, mapped for Tier 1B status.

Adopted at a duly noticed public meeting held on September 22, 2025

Attest:

Signature Kristina Senna

Name: Kristina Senna

Title: Selectboard Chair

MUNICIPAL RESOLUTION

Municipality: Highgate

- Whereas In accordance with Vermont Statute, 10 V.S.A. Section 6033 a municipality may request Tier 1B status for the purposes of Act 250 jurisdiction.
- Whereas The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.
- Whereas The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.
- Whereas The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development.
- Whereas 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.
- Whereas The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area in accordance with 6033(c)(6) and as evidenced by ALL of the following:
- appointed or contracted zoning administrator (may be permanent or acting)
 - yearly budget to support administration of development regulations, including enforcement or appeals as needed
 - municipal staff and volunteers can attend trainings as requested
 - ZA and the DRB (or ZBA and PC) regularly process applications within the required timelines
 - Technical assistance is available for projects that exceed normal capacity or knowledge by one or more of the following:
 - RPC
 - VLCT
 - Town Attorney
 - Other

Now, therefore be it resolved that:

The municipality hereby requests to have the Village Center and Village Area mapped for Tier 1B status.

Adopted at a duly noticed public meeting held on September 4, 2025.

Attest:

Signature B. Lowell

Name Benjamin J. Lowell

Title Select board chair (Secretary or Chair)

**NORTH HERO
MUNICIPAL RESOLUTION**

- Whereas In accordance with Vermont Statute, 10 V.S.A. Section 6033 a municipality may request Tier 1B status for the purposes of Act 250 jurisdiction.
- Whereas The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.
- Whereas The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.
- Whereas The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development.
- Whereas 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.
- Whereas The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area in accordance with 6033(c)(6) and as evidenced by ALL of the following:
- appointed or contracted zoning administrator (may be permanent or acting)
 - yearly budget to support administration of development regulations, including enforcement or appeals as needed
 - municipal staff and volunteers can attend trainings as requested
 - ZA and the DRB (or ZBA and PC) regularly process applications within the required timelines
 - Technical assistance is available for projects that exceed normal capacity or knowledge by a regional planning commission, VLCT, and a Town Attorney.

Now, therefore be it resolved that:

The municipality hereby requests to have the Village Center mapped for Tier 1B status.

Adopted at a duly noticed public meeting held on September 15, 2025.

Attest:

Signature



Name: Karl Raacke

Title: Chair

MUNICIPAL RESOLUTION

Municipality: Town of Sheldon

- Whereas In accordance with Vermont Statute, 10 V.S.A. Section 6033 a municipality may request Tier 1B status for the purposes of Act 250 jurisdiction.
- Whereas The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.
- Whereas The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.
- Whereas The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development.
- Whereas 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.
- Whereas The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area in accordance with 6033(c)(6) and as evidenced by ALL of the following:
- appointed or ~~contracted~~ zoning administrator (may be permanent or acting)
 - yearly budget to support administration of development regulations, including enforcement or appeals as needed
 - municipal staff and volunteers can attend trainings as requested
 - ZA and the DRB (or ZBA and PC) regularly process applications within the required timelines
 - Technical assistance is available for projects that exceed normal capacity or knowledge by one or more of the following:
 - RPC
 - VLCT
 - Town Attorney
 - Other

Now, therefore be it resolved that:

The municipality hereby requests to have the Village Center and Village Area mapped for Tier 1B status.

Adopted at a duly noticed public meeting held on September 22, 2025.

Attest:

Signature Matthew M. Stebbins
Name Matthew M. Stebbins
Title Town Administrator

MUNICIPAL RESOLUTION

Municipality: South Hero

- Whereas In accordance with Vermont Statute, 10 V.S.A. Section 6033 a municipality may request Tier 1B status for the purposes of Act 250 jurisdiction.
- Whereas The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.
- Whereas The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.
- Whereas The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development.
- Whereas 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.
- Whereas The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area in accordance with 6033(c)(6) and as evidenced by ALL of the following:
- appointed or contracted zoning administrator (may be permanent or acting)
 - yearly budget to support administration of development regulations, including enforcement or appeals as needed
 - municipal staff and volunteers can attend trainings as requested
 - ZA and the DRB (or ZBA and PC) regularly process applications within the required timelines
 - Technical assistance is available for projects that exceed normal capacity or knowledge by one or more of the following:
 - RPC
 - VLCT
 - Town Attorney
 - Other

Now, therefore be it resolved that:

The municipality hereby requests to have the Downtown Center, Village Center, Planned Growth Area, Village Area mapped for Tier 1B status.

Adopted at a duly noticed public meeting held on DATE Sept 8 2025

Attest:

Signature [Handwritten Signature]
Name David Carter
Title Select Board Chair (Secretary or Chair)

MUNICIPAL RESOLUTION

Municipality: City of St. Albans

- Whereas In accordance with Vermont Statute, 10 V.S.A. Section 6033 a municipality may request Tier 1B status for the purposes of Act 250 jurisdiction.
- Whereas The City has had a duly adopted and approved City Plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350 and intends to have an updated City Plan and confirmed planning process in time for the upcoming readoption of the Northwest Regional Plan.
- Whereas The City has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.
- Whereas The areas proposed for Tier 1B status exclude identified flood hazard and fluvial erosion areas, except those areas containing preexisting development and areas suitable for infill development.
- Whereas The City has a water supply and wastewater infrastructure that can accommodate compact increased housing development in the areas proposed for Tier 1B.
- Whereas The City has municipal staff and officials with a capacity adequate to support development review and zoning administration in the Tier 1B areas in accordance with 6033(c)(6) and as evidenced by ALL of the following:
- ✓ a professional zoning administrator and support staff;
 - ✓ a yearly budget to support administration of development regulations, including enforcement and appeals as needed;
 - ✓ City staff and volunteers that can attend trainings as requested;
 - ✓ a proven record of the zoning administrator and development review board regularly processing permitting applications within the required timelines; and
 - ✓ technical assistance that is readily available for projects that exceed normal capacity or knowledge by one or more of the following:
 - the Northwest Regional Planning Commission,
 - the Vermont League of Cities & Towns, and
 - the capacity to hire specialized consultation and/or retain legal counsel.

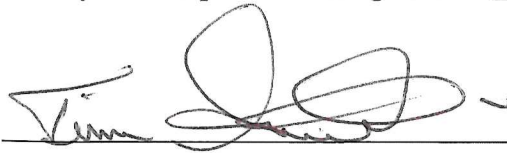
Now, Therefore Be It Resolved That:

The City of St. Albans hereby requests to have our Downtown Center and Planned Growth Area mapped for Tier 1B status.

Adopted at a duly noticed public meeting held on September 8, 2025.

Attest:

Signature

 - MAYOR

Name Tim Smith

Title Mayor, City of St. Albans

MUNICIPAL RESOLUTION

Town of St. Albans



-
- Whereas In accordance with Vermont Statute, 10 V.S.A. Section 6033 a municipality may request Tier 1B status for the purposes of Act 250 jurisdiction.
- Whereas The **Town of St. Albans** 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 St. Albans** has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.
- Whereas The 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 St. Albans** has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.
- Whereas The **Town of St. Albans** has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area in accordance with 6033(c)(6) and as evidenced by ALL of the following:
- appointed or contracted zoning administrator (may be permanent or acting)
 - yearly budget to support administration of development regulations, including enforcement or appeals as needed
 - municipal staff and volunteers can attend trainings as requested
 - ZA and the DRB (or ZBA and PC) regularly process applications within the required timelines
 - Technical assistance is available for projects that exceed normal capacity or knowledge by one or more of the following:
 - RPC
 - VLCT
 - Town Attorney
 - Other

Now, therefore be it resolved that:

The **Town of St. Albans** hereby requests to have our Village Center, Village Area, and Planned Growth Area mapped for Tier 1B status.

Adopted at a duly noticed public meeting held on **September 15th, 2025**.

Attest:

Signature:  _____

Name: Jonathan Giroux _____

Title: Selectboard Chair, Town of St. Albans, Vermont

MUNICIPAL RESOLUTION

Municipality: **TOWN OF SWANTON**

- Whereas In accordance with Vermont Statute, 10 V.S.A. Section 6033 a municipality may request Tier 1B status for the purposes of Act 250 jurisdiction.
- Whereas The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.
- Whereas The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.
- Whereas The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development.
- Whereas 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.
- Whereas The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area in accordance with 6033(c)(6) and as evidenced by ALL of the following:
- appointed or contracted zoning administrator (may be permanent or acting)
 - yearly budget to support administration of development regulations, including enforcement or appeals as needed
 - municipal staff and volunteers can attend trainings as requested
 - ZA and the DRB (or ZBA and PC) regularly process applications within the required timelines
 - Technical assistance is available for projects that exceed normal capacity or knowledge by one or more of the following:
 - RPC
 - VLCT
 - Town Attorney
 - Other

Now, therefore be it resolved that:

The municipality hereby requests to have the Village Center and Planned Growth Area, mapped for Tier 1B status.

Adopted at a duly noticed public meeting held on September 16, 2025.

Attest:

Signature 

Name Joel A. Clark

Title Selectboard, Chair