

SUMMARY: REGIONAL PLAN APPROVAL CRITERIA FOR NORTHWEST REGIONAL PLANNING COMMISSION

This summary and the pages that follow document how the Northwest Regional Plan dated March 25, 2026, meets the requirements for approval by the Land Use Review Board. Per 24 V.S.A. § 4348(h)(4), the Land Use Review Board (LURB) will approve the regional plan upon finding that the regional plan meets the following requirements:

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

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

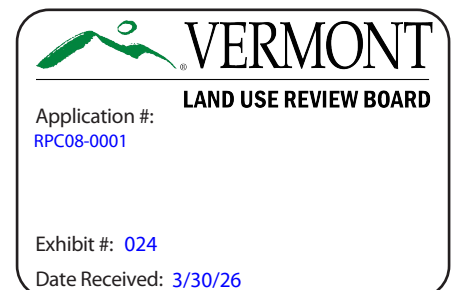
Plan Consistency & Compatibility

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

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

The following checklists summarize how the Northwest Regional Planning Commission’s plan meets the requirements above. Further details regarding how the plan and map meet the various requirements are on the following pages.

A. <u>Consistency - State Planning Goals: § 4302</u>		Met	Not Met
1	Development Pattern	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Economy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Education	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>



5	Natural and Historic Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Quality of Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Recreation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Agriculture and Forest Industries	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Use of Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Public Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Child Care	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Flood Resilience	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Environmental Benefits and Burdens	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

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

Mapping – Future Land Use Areas Met Not Met

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

PLAN AND PLANNING PROCESS OVERVIEW

OUTREACH AND NOTIFICATION

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

Outreach and Notification Timelines	Complete	Actual or anticipated date(s)
Throughout the planning process, the RPC has solicited the input of member municipalities, local residents, and organizations (24 V.S.A. § 4348(a))	<input checked="" type="checkbox"/>	
60 days before first RPC hearing: Send draft regional plan to LURB (24 V.S.A. § 4348(b))	<input checked="" type="checkbox"/>	October 3, 2025
At least 30 days before first RPC hearing, plan and accompanying documentation sent to state and regional partners ((24 V.S.A. § 4348(d)(1))	<input checked="" type="checkbox"/>	November 10, 2025
At least 30 days before first RPC hearing, RPC provides member municipalities with description of map changes, Tier 1B info, designation info (24 V.S.A. § 4348(d)(2))	<input checked="" type="checkbox"/>	November 10, 2025
RPC holds at least two public hearings (24 V.S.A. § 4348(c))	<input checked="" type="checkbox"/>	December 17, 2025 & March 25, 2026
Regional Plan adoption by regional planning commission (24 V.S.A. § 4348(g))	<input checked="" type="checkbox"/>	March 25, 2026
Within 15 days following adoption, RPC submits regionally adopted plan to LURB for determination compliance (24 V.S.A. § 4348(h)(1))	<input checked="" type="checkbox"/>	March 30, 2026
	<input type="checkbox"/>	

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

COMMUNITY OUTREACH AND MEANINGFUL PARTICIPATION IN PLAN DEVELOPMENT

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

The 2026 Northwest Regional Plan builds on a broader outreach campaign completed as part of the 2023 update. Information on outreach completed in 2023 can be found on page 12 of the Plan. In accordance with

NRPC’s public participation policy, staff developed a public participation plan using the guiding framework from the International Association for Public Participation (IAP2). NRPC’s public participation plan was designed to meet the statutory requirements of 24 V.S.A. § 4348 and 24 V.S.A. §4345. Broadly, NRPC’s activities were divided between two stakeholder groups: municipal officials and regional residents. NRPC directly engaged with over 100 regional residents as well as municipal officials for all 23 regional municipalities.

Table 1: Summary of Public Participation Activities

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<i>Level of Participation</i>		<i>Stakeholder</i>	<i>Activities Conducted</i>
Inform	Provide public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities, and/or solutions.	All Regional Residents	<ul style="list-style-type: none"> Developed and updated project website. Publicized plan update via newsletters, paper flyers posted across the region, & social media postings.
		Municipal Officials	<ul style="list-style-type: none"> Emailed information to each Planning Commission with invitation to attend meeting. Emailed a summary of Act 181, proposed map changes and Tier 1A & 1B information to Legislative Body Chair and administrative/management staff of each municipality.
Consult	Obtain public feedback on analysis, alternatives, and/or decisions.	All Regional Residents	<ul style="list-style-type: none"> Held 14 regional open houses that engaged over 100 residents in conversations about the regional future land use map and housing targets (including regional open houses in all municipalities identified as Environmental Justice Focus Populations) Posted and publicized a survey and interactive map comment tool.
Involve	Work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	Municipal Officials	<ul style="list-style-type: none"> Met with Planning Commissions and Legislative Bodies totaling over 50 meetings with municipal officials to review and take feedback on the regional plan and the municipal housing target methodology.
Collaborate	Partner with the public in all non-routine steps of the decision, including the development of alternatives and the identification of the preferred solution.	Municipal Officials	<ul style="list-style-type: none"> Met with Planning Commissions and Legislative Bodies throughout the process totaling over 50 meetings with municipal officials to review and edit future land use maps.
Empower	Final decision-making power is placed in the hands of the public.	Municipal Officials	<ul style="list-style-type: none"> Provided information on the Tier 1B opt-in process (and Tier 1A application process) to officials in eligible municipalities. Met with Legislative Bodies to review Tier 1B opt-in process and benefits.

Several aspects of NRPC’s public participation process specifically addressed meaningful participation to ensure all individuals had the opportunity to participate including environmental justice focus populations.

- 1) Outreach materials clearly identified what decisions can be impacted by public feedback and which are determined by state statute or municipal authority.
- 2) Outreach materials were written in plain English and designed to be understandable to those without planning knowledge.
- 3) NRPC held regional open houses at locations across the region where residents already are, such as local stores, farmer’s markets and community events. This included events in all areas identified as environmental justice focus populations under NRPC’s regional analysis.
- 4) NRPC provided online open house sessions and opportunities to comment on the NRPC website.

Summary of Feedback

NRPC received 40 written survey responses and comments from regional residents, as well as informal discussions with residents at open house events and comments from municipal officials. Overall, 83% of survey respondents felt that the map generally showed the type and location of areas they wanted to see in their communities. However, roughly 40% of respondents had some concerns regarding the map. Below is a summary of both general feedback and specific map comments.

Need for Infrastructure

Feedback: Many residents and municipal officials noted that their communities either lacked water or wastewater infrastructure or that existing systems have capacity limits. These limits make it harder to develop medium and high densities of housing. Additionally, some areas which are municipally planned for growth lack the bicycle and pedestrian infrastructure necessary to map them as areas planned for growth.

Response: NRPC acknowledges that water and wastewater infrastructure remain a major barrier to meeting our housing targets. Identification of areas planned for growth in the Regional Plan may assist with future infrastructure planning. The Regional Plan supports efforts to expand bicycle and pedestrian infrastructure in all areas planned for growth & Transition areas.

Housing Needs & Concern about Impacts of Housing Growth

Feedback: Many residents noted the need for additional housing, particularly housing affordable for the regional workforce. Some residents had concerns about how additional housing growth could impact local schools and the character of their communities. Others had concerns that new housing growth would be used primarily for seasonal or short-term rental uses, rather than for year-round housing.

Response: The Regional Plan is intended to support the majority of housing growth in areas locally planned for growth, such as villages and downtowns. NRPC supports the development of infill housing, including “missing-middle” units which gently increase density in existing neighborhoods. In most schools across the region, enrollment is significantly below building capacity. The regional housing targets assume roughly 15% of housing will be seasonal.

Feedback: Residents had mixed feedback on the areas mapped as rural conservation. Some residents had concerns that the Regional Plan would limit their ability to develop their land. Others wanted more land to be mapped as conservation or noted specific areas that are unsuitable for development.

Response: The Regional Future Land Use map is not intended to restrict all development in lands shown as rural conservation. There is only one regional policy specific to Rural Conservation, which only applies to development reviewed under Act 250 or Section 248/248a. Areas mapped as rural conservation are based on statewide data sources, and are not intended to identify all site-specific constraints. NRPC's Regional Plan includes goals and policies that encourage conservation of natural resources.

NEW TIER 1B REQUESTS

With this application, Northwest Regional Planning Commission is requesting Tier 1B area approvals for certain eligible areas of thirteen (13) municipalities: Bakersfield, Berkshire, Enosburgh Town and Enosburgh Falls Village, Fairfax, Georgia, Highgate, Sheldon, St. Albans City, St. Albans Town, Swanton Town and Village, Grand Isle, North Hero and South Hero. These Tier 1B area requests are documented in the attached memo.

PART A – CONSISTENCY WITH STATE PLANNING GOALS

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

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

4302(b) – GENERAL GOALS

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

Page numbers: 6-18

Narrative:

1. Framework outlined in "putting the plan into action" section of the Introduction.
2. "Equitable planning" section of the Introduction addresses this. "all levels of the planning process" is addressed in the Public Participation section and NRPC's Public Participation Policy is referenced. "Most local level possible commensurate with impact" is addressed in the Development Review section, which states that "the local plan will take precedence when the project benefits and/or negative impacts stay within the host municipality."
3. "Cumulative Impacts of Development" section on pg. 18 addresses this.
4. Addressed in the Putting the Plan into Action section under Governance and Shared Services

4302(c) – SPECIFIC GOALS

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

- (A) Intensive residential development should be encouraged primarily in downtown centers, village centers, planned growth areas, and village areas as described in section 4348a of this title, and strip development along highways should be avoided. These areas should be planned so as to accommodate a substantial majority of housing needed to reach the housing targets developed for each region pursuant to subdivision 4348a(a)(9) of this title.

- (B) Economic growth should be encouraged in locally and regionally designated growth areas, employed to revitalize existing village and urban centers, or both.
- (C) Public investments, including the construction or expansion of infrastructure, should reinforce the planned growth patterns of the area.
- (D) Development should be undertaken in accordance with smart growth principles as defined in subdivision 2791(13) of this title.

Page numbers: 21-28, 108-116

Narrative:

A) Addressed in purpose statements for Future Land Use Areas in the Land Use chapter. Strip development is specifically discouraged as referenced in purpose statements for Transitional Areas and Rural General. Land use goals and policies reinforce this – 1a: “Support infill and redevelopment of downtown and village centers, planned growth areas, village areas, transitional areas and existing strip development areas over new commercial strip development”

B) Economic Development policy 5e: “Ensure that new economic development enhances and supports the region’s land-use goals and policies in this regional plan”.

C) Land use policy 1d: “Prioritize public investments—including public facilities and the construction or expansion of infrastructure—that will promote expansion in downtown and village centers, planned growth areas and village areas in this plan and will not encourage the development and/or fragmentation of farmlands or other resource areas.”

D) Smart growth principles are referenced in the Land Use chapter text. Transition Area purpose statement says NRPC will help municipalities plan for smart growth with a goal of creating the conditions needed for these areas to be classified as Planned Growth Areas.

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

Page numbers: 21-28

Narrative: Addressed in Economic Development chapter text as well as goals 1-5 and associated policies. Policy 1b specifically references expanding opportunities in areas with high unemployment or low per capita incomes.

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

Page numbers: 30, 33-34

Narrative: Post-Secondary Education and Workforce Development section discusses current educational & vocational training opportunities and regional policies to promote them.

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

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

Page numbers: 70-88

Narrative: All points above are addressed in the Transportation chapter and supported by Transportation goals & policies.

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

- A) significant natural and fragile areas;**
- B) outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands;**
- C) significant scenic roads, waterways, and views;**
- D) important historic structures, sites, or districts, archaeological sites, and archaeologically sensitive areas.**

Page numbers: 89-103

Narrative: The Natural and Cultural Resources chapter text discusses all points above. Goal 1 and associated policies address natural and fragile areas. Goal 2 and associated policies address historic structures and areas, archaeological resources and scenic and aesthetic resources. Goal 3 and associated policies address water resources.

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

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

Page numbers: 89-103

Narrative:

A) Air, water, wildlife, mineral, and land resources are discussed in Natural and Cultural Resources chapter. Policies 1a-h have specific actions to protect these resources from adverse development impacts.

B) Missisquoi, Champlain and Lamoille basin plans are referenced in the chapter text. Specific language from the Missisquoi Basin Plan is included regarding agricultural runoff and on-site septic systems. Policies 3a-e have specific actions to maintain and improve water quality.

C) Forest blocks and connectivity blocks are mapped on Map 11: Wildlife Habitat and discussed in the chapter text. Policy 1e: “Locate and configure land development to avoid the fragmentation of and

adverse impacts to natural areas, forest blocks, critical wildlife habitat and connectivity areas identified in the regional plan or local plans by the Vermont Agency of Natural Resources, or through site investigation.”

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

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

Page numbers: 34-42, Appendix II

Narrative: Addressed in Energy Chapter and associated goals and policies. Areas suitable for renewable energy generation are identified in the Enhanced Energy Plan in the Appendix and referenced in the body of the Energy Chapter.

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

- A) Growth should not significantly diminish the value and availability of outdoor recreational activities.**
- B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.**

Page numbers: 46-47, 62-70

Narrative: Trails and public recreational sites are identified in the Recreation section, and the plan contains goals and policies to promote and protect recreation in the Recreation section, Housing chapter and Health chapter. Housing chapter has policy to ensure new rural housing developments are sited to retain the greatest amount of open space possible, for agriculture, forestry, recreation or resource preservation. The Community Health Chapter discusses opportunities to increase access to recreation facilities through bike paths and sidewalk networks. The Community Health Chapter also has a policy to include walking paths, sidewalks, biking paths, and/or recreation opportunities in larger projects that meet the definition of having significant regional impact.

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

- A) Strategies to protect long-term viability of agricultural and forestlands should be encouraged and should include maintaining low overall density.**
- B) The manufacture and marketing of value-added agricultural and forest products should be encouraged.**
- C) The use of locally-grown food products should be encouraged.**
- D) Sound forest and agricultural management practices should be encouraged.**

E) Public investment should be planned so as to minimize development pressure on agricultural and forest land.

Page numbers: 21-28, 60-61, 89-103, 108-118

Narrative:

- A) Economic development policies 2a,c,d, 4a, 5e. “Low overall density” portion is addressed in purpose statement for Rural Ag & Forestry in the Land Use chapter.
- B) Addressed in Economic Development chapter & policy 2c.
- C) Economic Development policy 2a and Health policy 1d support local food.
- D) Forest management discussed in Forest Resources section on pg. 99-101, including sound forest management practices. Agricultural management practices to improve soil health and prevent water quality issues are also discussed in the Natural Resources chapter.
- E) Land use policy 1d addresses this overall. Housing policies 3a & 3c address this in relation to where housing is located. Physical Infrastructure policy 2a addresses this relating to municipal wastewater.

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

Page numbers: 91-92, 103

Narrative: Natural & Cultural Resources policy 1c: “Plan, construct and manage mineral and earth resource extraction and processing facilities to ensure that negative impacts are limited and rehabilitation is certain. Minimize noise and adverse impacts on existing or planned uses within the vicinity of the project, fish and wildlife habitat, water quality, prime agricultural soils and scenic resources.” The “other earth resources” subheading in the chapter also talks about specific earth resources in the region.

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

- (A) Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate income, and consistent with housing targets provided for in subdivision 4348a(a)(9) of this title.**
- (B) New and rehabilitated housing should be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.**
- (C) Sites for multi-family and manufactured housing should be readily available in locations similar to those generally used for single-family dwellings.**
- (D) Accessory dwelling units within or attached to single-family residences that provide affordable housing in close proximity to cost-effective care and supervision for relatives, elders, or persons who have a disability should be allowed.**

Page numbers: 49-61, 108-117

Narrative: All points are addressed in the Housing and Land Use chapters and associated goals and policies.

- A) Needs for citizens of low and moderate income are discussed in the “Household Income, Housing Cost and Affordability” section of the Housing chapter. The Housing Targets section also has specific targets for number of affordable units needed region-wide. Housing policy 1c is to promote mixed-income Affordable Housing Developments.
- B) Housing goal 2: “Ensure housing is easier to build in centers, village areas and planned growth areas that are convenient and accessible to employment, services, retail, public transportation, recreation facilities

and schools”. Provision of necessary public facilities and utilities is addressed in policy 2a: “Promote the efficient design of new housing developments to conserve energy and minimize the financial impact of expanded municipal services on municipalities and taxpayers, including maximizing density according to local context, utilizing a street network that connects to services and amenities and making use of public or shared wastewater, water supply and stormwater infrastructure.”

- C) Housing policy 1f promotes zoning changes that integrate diverse housing types into existing neighborhoods.
- D) Accessory apartments are listed under policy 1f. Flexibility and incentives for construction of Accessory Dwelling Units is #2 under “Strategies to Address Housing Needs”.

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

(A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply, and sewage and solid waste disposal.

(B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services.

Page numbers: 43-44, 47-48, 119-120, 135-141

Narrative: Fire, police protection and emergency medical services are discussed in the Response section of the Disaster Resilience chapter and addressed in Disaster Resilience policy 1h. Schools are discussed in the Social Infrastructure chapter and Social Infrastructure policies 1a-e. Water, wastewater and solid waste are discussed in the Physical Infrastructure chapter and Physical Infrastructure policies 1a-c and 2a-h. Ensuring the rate of growth does not exceed the ability to provide services is integrated into these policies and discussions.

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

Page numbers: 31, 33-34

Narrative: Economic Infrastructure goal 2: “Ensure the availability of safe and affordable childcare and integrate childcare needs into the planning process including childcare financing, infrastructure, business assistance for childcare providers, and childcare work force development”. Policies 2a-c reinforce this goal. Current childcare needs in the region are discussed in the Economic Infrastructure chapter text.

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

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

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

Page numbers: 89-103, 118-134

Narrative:

A) Natural Resources goal 1d “Ensure that development in floodplain or river corridor areas does not impede the flow of flood waters or endanger public health, safety and welfare”

B) Discussed in Natural & Cultural Resources chapter Rivers and Watersheds section.

C) Discussed in Disaster Resilience chapter and supposed by Disaster Resilience goals and policies.

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

Page numbers: 7-11, 147-148

Narrative: Addressed in Equitable Planning section of Introduction. NRPC’s methodology for ensuring equitable distribution of benefits and burdens is discussed in-depth in Appendix III: Environmental Benefits and Burdens Analysis.

PART B – CONSISTENCY WITH THE PURPOSES OF A REGIONAL PLAN

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

“Consistency” is defined in 24 V.S.A. § 4302(f)(1), and above.

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

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

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

- (1) create conditions favorable to transportation, health, safety, civic activities, and educational and cultural opportunities;
- (2) reduce the wastes of financial, energy, and human resources that result from either excessive congestion or excessive scattering of population;
- (3) promote an efficient and economic utilization of drainage, energy, sanitary, and other facilities and resources;
- (4) promote the conservation of the supply of food, water, energy, and minerals;
- (5) promote the production of food and fiber resources and the reasonable use of mineral, water, and renewable energy resources;

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- (6) promote the development of housing suitable to the needs of the region and its communities; and
- (7) help communities equitably build resilience to address the effects of climate change through mitigation and adaptation consistent with the Vermont Climate Action Plan adopted pursuant to 10 V.S.A. § 592 and 3 V.S.A. chapter 72.

Page numbers: 1-20

Narrative: The plan as a whole addresses and reinforces these purposes. NRPC's planning framework is outlined in the Introduction, which explains how the plan will be implemented to guide the region toward accomplishing these purposes.

PART C – REQUIRED ELEMENTS OF A REGIONAL PLAN

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

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

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

Page numbers: 2, 27-28, 33, 39-42, 47-48, 60-61, 69, 87-88, 102-103, 116-117, 133-134, 140-141

Narrative: The plan Purpose and Vision is stated on pg. 2. Goals and policies specific to each chapter topic are listed at the end of each chapter.

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

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

Page numbers: 89-117

Narrative:

- A) Areas of significant natural resources are mapped in the Natural & Cultural Resources Chapter in Map 6: Agricultural and Forestry Soils, Map 8: Targeted Impaired Areas, Map 9: Water Resources, Map 10: Conserved Land, and Map 11: Wildlife Habitat. The chapter text discusses all these resources in detail. Page 101 discusses fragile areas and natural communities. In the Land Use chapter, the Rural Conservation Future Land Use Area includes “significant natural resources that require special consideration for water quality and wetland protection, maintenance of forest blocks, wildlife habitat, and habitat connectors and for other conservation purposes”. Other Future Land Use Areas address residence, commerce, industry, public, and semipublic uses. Trails and Recreation facilities are discussed in the Social Infrastructure chapter and mapped on Map 3.
- B) Agricultural soils are mapped on Map 6 in the Natural and Cultural Resources chapter. The Rural Agriculture & Forestry Future Land Use Area indicates areas ideally suited for agriculture and forestry. Land use goal 2 includes maintaining a strong working agricultural landscape, and policies 2a-h include specific actions to support this goal.
- C) Land Use policy 2b states that development in forestry and conservation areas will not fragment high-priority forest and connectivity blocks or diminish the viability of woodland operation. Forest and connectivity blocks are mapped on Map 11 in the Natural and Cultural Resources chapter. Specific policies to encourage active management of these areas are listed in the Natural and Cultural Resources and Land Use chapters.
- D) Natural resources chapter text, goals 1-3 and associated policies.
- E) Missisquoi, Champlain and Lamoille basin plans are referenced in the chapter text. Specific language from the Missisquoi Basin Plan is included regarding agricultural runoff and on-site septic systems. Policies 3a-e have specific actions to maintain and improve water quality.

Existing lands in permanent conservation are recognized in the plan and mapped on Map 10 in the Natural & Cultural Resources chapter. Economic Development Goal 2 is to maintain healthy and diverse forest and conservation areas. Policy 2g relates to conserved land: “Support agricultural, forest and conservation land protection strategies including but not limited to transfer of development rights, purchase of development rights, fee-simple purchase of agricultural lands and use of value tax assessment; these protection strategies can allow for compatible uses that support other key policy goals.” NRPC’s policies support landowners’ efforts in conservation and will not reduce the desired effect of the state’s conservation goals.

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

Page numbers: 34-42, Appendix II

Narrative: All points above are addressed in Energy chapter text and the Enhanced Energy Plan and supported by Energy goals and policies.

(4) A transportation element consisting of a statement of present and prospective transportation and circulation facilities, and a map showing existing and proposed highways, including limited access

highways, and streets by type and character of improvement, and where pertinent, anticipated points of congestion, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads and port facilities, and other similar facilities or uses, and recommendations to meet future needs for such facilities, with indications of priorities of need, costs, and method of financing.

Page numbers: 70-88

Narrative: Addressed in Transportation chapter text and supported by goals 1-3 and associated policies. Federal, state and interstate highways are shown on Map 1. Figure 1 and Table 1 show a breakdown of road miles by type and character of improvement. Transit routes are shown on Map 3. Bicycle paths and trails are shown in the Social Infrastructure chapter on Map 3. Airports and railroads are discussed and mapped in the Transportation chapter. Transportation goals and policies include recommendations to meet future transportation needs. Page 80 includes complete streets implementation techniques, including decreasing traffic impacts of residential and commercial growth by providing transportation options. Additionally, page 84 highlights the elevated importance of master planning and corridor planning in light of Act 250 changes for housing jurisdiction.

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

Page numbers: 29-34, 43-48, 135-141

Narrative: Discussion of existing facilities and recommendations to meet future needs for facilities are listed in goals and associated policies for the three Infrastructure chapters (Economic, Social and Physical). Map 2: Northwest Region Facilities in the Social Infrastructure chapter shows municipal offices, state offices, courthouses, police stations, fire stations, healthcare facilities, schools, libraries, and waste transfer stations. Map 3 shows trails and recreational facilities. The Physical Infrastructure chapter discusses solid waste disposal and municipal water, sewer and storm drainage systems with maps where data is available. Energy generation facilities and transmission lines are mapped in the Energy Plan in Appendix II.

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

Page numbers: 13-17

Narrative: Implementation table is located in the Introduction and contains specific actions to implement the plan's objectives. The Putting the Plan into Action section of the Introduction contains additional details on NRPC's implementation strategy.

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

Page numbers: 18-20

Narrative: The Plan in Context section of the Introduction addresses how the plan relates to municipal plans and the plans of adjacent Regions. Common themes between plans and common needs and development trends are identified.

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

Page numbers: 49-61

Narrative: The Housing chapter discusses regional housing trends and needs with relevant supporting data, including housing and transportation costs. References are made to the 2025 Vermont Housing Needs Assessment and 2022 Northwest Vermont Housing Needs Assessment and findings from these studies are summarized. Municipal housing targets are shown in Table 2 and explained on page 58 and 59. Figure 9 shows housing targets disaggregated by unit size, unit type, future land use area, and affordability. Recommended actions are listed under Strategies to Address Housing Needs.

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

Page numbers: 21-28

Narrative: Present economic conditions and desired economic development are discussed in Economic Development chapter. Policies, projects and programs are identified in Economic Development goals & policies.

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

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

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

Page numbers: 89-103, 118-134

Narrative:

A) i) Water Resources map on pg. 98 shows streams, ponds, wetlands, floodplains and river corridors. Interior forest blocks are mapped on pg. 101 many of which are in upland areas.

A) ii) Recommended policies and strategies are listed under goals & policies for Natural and Cultural Resources and Disaster Resilience chapters.

B) The Disaster Resilience chapter, Table 8, shows the relative risks of hazards evaluated using a FEMA approved Hazard Identification Risk Assessment (HIRA) process.

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

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

In future plan reviews, the “Boundary Note” column below will allow the Land Use Review Board to easily compare changes between Future Land Use Areas on maps completed using the Act 181 land use categories. For this review, where this comparison is not possible, the boundary note is optional. In this column, note each center or neighborhood as “contraction,” “expansion,” “no change,” or “n/a – new center/neighborhood.”

Definitions for each land use category can be found in [24 V.S.A. § 4348a\(a\)\(12\)](#). In addition, Mapping Process and Standards v 4.0 summarizes the methodology and planning considerations followed by RPCs in developing the future land use map.

Page numbers: 105-119

General Narrative: The Future Land Use Map shows all land use areas listed above. The Land Use chapter contains descriptions of each future land use area that discuss the amount, intensity, and character of land uses in relation to the provision of necessary community facilities and services and goals and policies to implement the land use plan.

A majority of the region’s housing target is proposed for Planned Growth Areas (60%), as shown on Figure 9 in the Housing Chapter. During the mapping process, Planned Growth Areas were mapped to ensure that they could accommodate the Planned Growth Area portion of the housing target assigned to each municipality with a Planned Growth Area. This analysis took into account existing estimated residential

density of the area and the potential for additional density, assuming a maximum residential density of 5 units per acre on average. If the initially mapped Planned Growth Area was not large enough to accommodate the housing target at this density, the boundaries were expanded to include additional adjacent open lands that met the Planned Growth Area requirements.

For towns that don't have Planned Growth Areas, Village Centers and Village Areas are intended to accommodate a majority of the municipal housing target. A similar analysis was conducted for Village Areas to ensure that they could accommodate 60% of the municipal housing target. Overall, NRPC's Future Land Use districts have been mapped to ensure that areas planned for growth are large enough to accommodate a substantial majority of the housing target at the municipal and regional levels.

Downtown Center			
Municipality		Downtown Center Name	Boundary Note (optional)
1	St. Albans City	St. Albans - Downtown Center	Expansion (+53 acres / +46%)
<input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards. <input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:			

Village Center			
Municipality		Village Center Name	Boundary Note (optional)
1	Alburgh Town	Alburgh - Village Center	Expansion (+48 acres / +94%)
2	Bakersfield Town	Bakersfield - Village Center	Expansion (+28 acres / +66%)
3	Berkshire Town	West Berkshire - Village Center	Expansion (+3 acres / +25%)
4	Berkshire Town	Berkshire Center - Village Center	New center (6 acres)
5	Berkshire Town	East Berkshire - Village Center	Expansion (+31 acres / +153%)
6	Enosburgh Town	Enosburg Falls - Village Center	Expansion (+117 acres / +235%)
7	Fairfax Town	Fairfax - Village Center	Expansion (+80 acres / +137%)
8	Fairfax Town*	South Fairfax - Village Center	New center (21 acres)
9	Fairfield Town	Fairfield - Village Center	Expansion (+13 acres / +26%)
10	Fairfield Town	East Fairfield - Village Center	Expansion (+5 acres / +18%)
11	Fletcher Town	Binghamville - Village Center	New center (18 acres)
12	Fletcher Town	Fletcher Center - Village Center	New center (19 acres)
13	Franklin Town	Franklin - Village Center	Expansion (+42 acres / +88%)
14	Georgia Town	Georgia Center - Village Center	New center (44 acres)
15	Georgia Town*	Georgia South - Village Center	New center (35 acres)
16	Grand Isle Town	Grand Isle - Village Center	No change
17	Grand Isle Town*	Grand Isle Station - Village Center	New center (16 acres)
18	Highgate Town	Highgate Center - Village Center	No change
19	Highgate Town	Highgate Falls - Village Center	No change

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20	Highgate Town	Highgate Springs - Village Center	Expansion (+4 acres / +16%)
21	Isle La Motte Town	Isle La Motte - Village Center	New center (67 acres)
22	Montgomery Town	Montgomery - Village Center	Expansion (+13 acres / +94%)
23	Montgomery Town	Montgomery Center - Village Center	Expansion (+25 acres / +117%)
24	North Hero Town	North Hero - Village Center	No change
25	Richford Town	Richford - Village Center	Expansion (+54 acres / +199%)
26	Sheldon Town	Sheldon Creek - Village Center	Expansion (+20 acres / +56%)
27	Sheldon Town	Sheldon Springs - Village Center	Expansion (+6 acres / +12%)
28	South Hero Town	South Hero - Village Center	Expansion (+10 acres / +21%)
29	South Hero Town	Keeler Bay - Village Center	Expansion (+5 acres / +34%)
30	St. Albans Town	St. Albans Bay - Village Center	No change
31	Swanton Town	Swanton - Village Center	Expansion (+200 acres / +526%)
<input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards. <input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context: <i>*See supplemental memo for supporting information as requested in preliminary response letter.</i>			

Planned Growth Area			
	Municipality	PGA Name/Description	Boundary Note (optional)
1	St. Albans City	St. Albans - Planned Growth Area	Contraction, St. Albans City portion of the PGA is 960 acres total. (legacy St. Albans Growth Center: 1,087 acres excluding Downtown). Industrial areas were removed and added to Enterprise Area.
2	St. Albans Town	St. Albans - Planned Growth Area	Expansion. St. Albans City Growth Center did not previously extend into St. Albans Town. New PGA has 2,141 acres in St. Albans Town.
3	Enosburgh Town	Enosburg Falls - Planned Growth Area	New - 263 acres
4	Fairfax Town	Fairfax - Planned Growth Area	New - 500 acres
5	Richford Town*	Richford - Planned Growth Area	New - 368 acres
6	Swanton	Swanton - Planned Growth Area	New - 519 acres
<input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards. <input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context: <i>*See supplemental memo for supporting information as requested in preliminary response letter.</i>			

Village Area			
	Municipality	Village Area Name/Description	Boundary Note (optional)
1	Bakersfield Town	Bakersfield - Village Area	New - 215 acres
2	Berkshire Town	West Berkshire - Village Area	New - 25 acres

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3	Berkshire Town	Berkshire Center - Village Area	New - 80 acres
4	Berkshire Town	East Berkshire - Village Area	New - 56 acres
5	Fairfax Town*	South Fairfax - Village Area	New - 241 acres
6	Fairfield Town	Fairfield - Village Area	New - 253 acres
7	Fairfield Town	East Fairfield - Village Area	New - 90 acres
8	Fletcher Town	Binghamville - Village Area	New - 128 acres
9	Franklin Town	Franklin - Village Area	New - 160 acres
10	Georgia Town	Georgia Center - Village Area	New - 237 acres
11	Georgia Town*	Georgia South - Village Area	New - 306 acres
12	Grand Isle Town	Grand Isle - Village Area	New - 206 acres
13	Grand Isle Town*	Grand Isle Station - Village Area	New - 95 acres
14	Highgate Town*	Highgate Center - Village Area	Expansion - 303 acres total (legacy Highgate Neighborhood Development Area: 68 acres)
15	Highgate Town	Highgate Falls - Village Area	New – 70 acres
16	Sheldon Town	Sheldon Creek - Village Area	New - 95 acres
17	Sheldon Town	Sheldon Springs - Village Area	New - 98 acres
18	South Hero Town	South Hero - Village Area	New - 288 acres
19	South Hero Town	Keeler Bay - Village Area	New - 80 acres
20	St. Albans Town	St. Albans Bay - Village Area	New – 369 acres

- RPC mapped this area consistent with the mapping process and standards.
- RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:
- *See supplemental memo for supporting information as requested in preliminary response letter.*

Enterprise Areas

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

Transition Areas

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

Resource-based Recreation Areas

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

Hamlets

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

Rural Areas: General

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

Rural Areas: Agriculture and Forestry

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

Rural Areas: Conservation

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

PART D – COMPATIBILITY WITH ADJACENT REGIONAL PLANNING AREAS

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

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

(A) a statement that identifies the ways that it will significantly reduce the desired effect of the other plan;

(B) an explanation of why any incompatible portion of the plan in question is essential to the desired effect of the plan as a whole;

(C) an explanation of why, with respect to any incompatible portion of the plan in question, there is no reasonable alternative way to achieve the desired effect of the plan; and

(D) an explanation of how any incompatible portion of the plan in question has been structured to mitigate its detrimental effects on the implementation of the other plan.

Page numbers: 18-20

Narrative: Compatibility with Plans of Adjoining Regions section of the Introduction addresses compatibility with the regional plans of CCRPC, LCPC, and NVDA. The Northwest Regional Plan is compatible with and does not reduce the desired effect of regional plans in adjacent regions.

Version log

- Version 1 – original draft
- Version 2 – incorporating LURB feedback to ask more specifically about how the process promoted “meaningful engagement.”
- Version 3 – Corrected typos. Changed “comments – optional” to “narrative.” Added text prompting explanation of how each section’s requirements were met. Finalized text about describing how meaningful engagement was undertaken.
- Version 3.1 – Corrected typos, edited all statutory references to ensure consistent format, corrected one inaccurate statutory reference on page 15; made very minor wording changes to “New Tier 1B Requests” and “Part B” headings.