



**Northwest
Regional Planning
Commission**

75 Fairfield Street
St. Albans, Vermont 05478
PHONE 802-524-5958

VERMONT
LAND USE REVIEW BOARD

Application #:
RPC08-0001

Exhibit #: 025

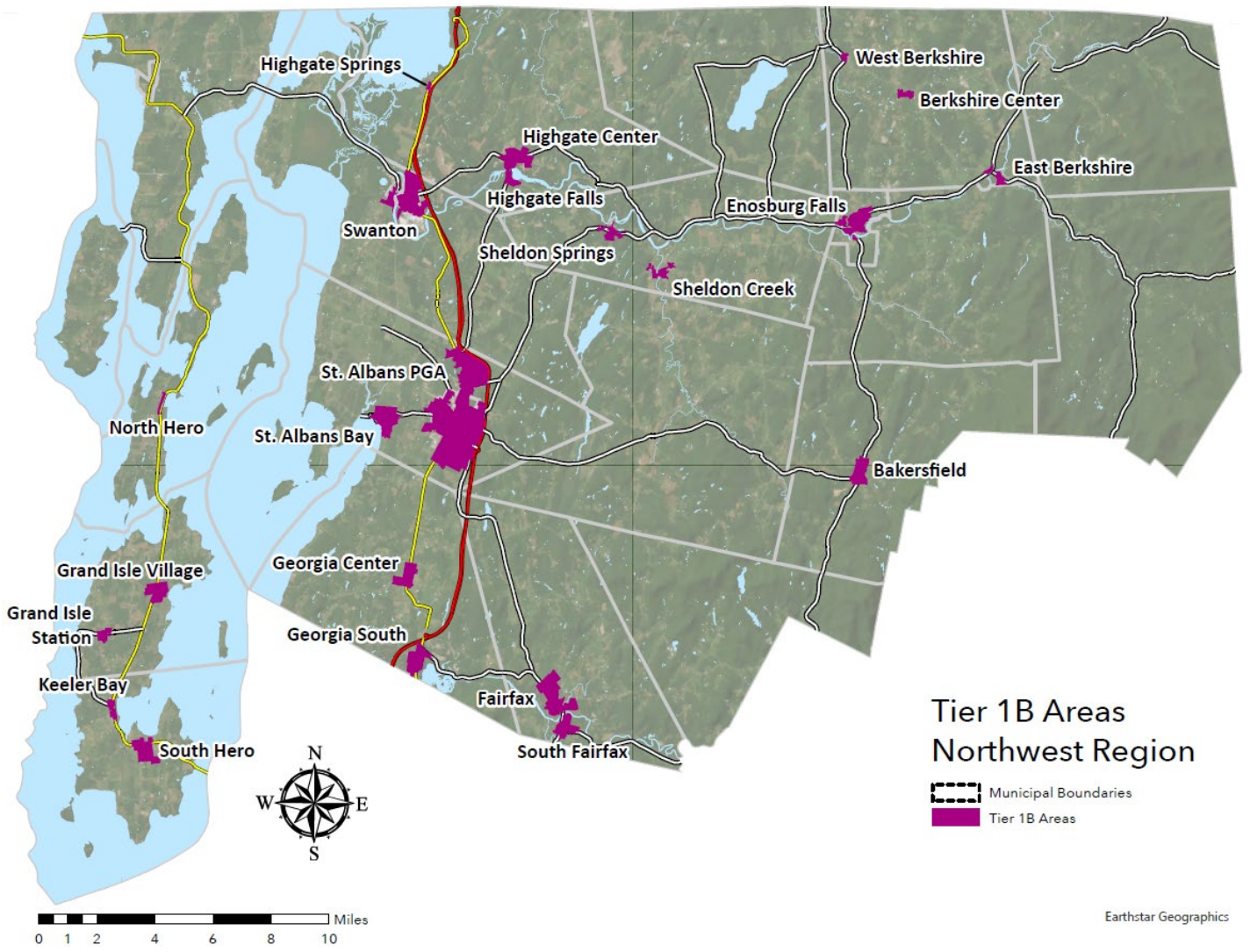
Date Received: 3/30/26

To: Vermont Land Use Review Board
From: Catherine Dimitruk, Executive Director
Date: March 30, 2026
Subject: Tier 1B Memorandum

This memorandum is for the Northwest Regional Planning Commission’s (NRPC) Request for Tier 1B Status as outlined in Section 1.202(B)(4) of the LURB Guidelines for Regional Planning Commission Applications. NRPC is requesting Tier 1B approvals for 23 eligible areas in 13 out of 20 municipalities 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	
Bakersfield Town	Bakersfield - Village Center and Bakersfield - Village Area
Berkshire Town	Berkshire Center - Village Center and Berkshire Center - Village Area
	East Berkshire - Village Center and East Berkshire - Village Area
	West Berkshire - Village Center and West Berkshire - Village Area
Enosburgh Town	Enosburgh Falls - Village Center
Fairfax Town	Fairfax - Village Center and Fairfax - Planned Growth Area
	South Fairfax - Village Center and South Fairfax - Village Area
Georgia Town	Georgia Center - Village Center and Georgia Center - Village Area
	Georgia South - Village Center and Georgia South - Village Area
Highgate Town	Highgate Center - Village Center and Highgate Center - Village Area
	Highgate Falls - Village Center and Highgate Falls - Village Area
	Highgate Springs Village Center
Sheldon Town	Sheldon Creek - Village Center and Sheldon Creek - Village Area
	Sheldon Springs - Village Center and Sheldon Springs - Village Area
St. Albans City	St. Albans - Downtown Center and St. Albans - Planned Growth Area
St. Albans Town	St. Albans - Planned Growth Area
	St. Albans Bay - Village Center and St. Albans Bay - Village Area
Swanton Town	Swanton - Village Center and Swanton - Planned Growth Area
Grand Isle	Grand Isle - Village Center and Grand Isle - Village Area
	Grand Isle Station - Village Center and Grand Isle Station - Village Area
North Hero Town	North Hero - Village Center
South Hero Town	South Hero - Village Center and South Hero - Village Area
	Keeler Bay - Village Center and Keeler Bay - Village Area

Northwest Region Tier 1B Areas



Bakersfield		
Municipal resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	Bakersfield
Planned Growth Area	n/a	
Village Area	X	Bakersfield
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: Bakersfield Fire District #1 has public water supply that serves the 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 area.</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.

Berkshire		
Municipal resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <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 Enosburgh Falls Village		
Municipal resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
FLU Planning Areas Included:		
Downtown Center	n/a	
Village Center	X	Enosburgh Falls
Planned Growth Area	X	Enosburgh Falls
Village Area	n/a	
Notes:		
<i>Has duly adopted and approved plan and confirmed planning process 24 VSA §4350</i>		Confirmation Date: 7/29/2020 Enosburgh Town and Enosburgh 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>Enosburgh 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: Enosburgh Falls Village has a municipal water supply system that serves the area. Wastewater infrastructure: Enosburgh 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 checked="" type="checkbox"/> No <input type="checkbox"/>
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	Fairfax, South Fairfax
Planned Growth Area	X	Fairfax
Village Area	X	South Fairfax
Notes: See Supplementary Information as Requested in Preliminary Response Letter Memo.		
<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.

Georgia		
Municipal resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	Georgia Center, South Georgia
Planned Growth Area	n/a	
Village Area	X	Georgia Center, South Georgia
Notes: See Supplementary Information as Requested in Preliminary Response Letter Memo.		
<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: 10/13/2026</i> <i>Subdivision Bylaw Adoption Date: 10/13/2026</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> Georgia South Village Fire District has a water supply system that serves the South Village 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.

Highgate		
Municipal resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <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: See Supplementary Information as Requested in Preliminary Response Letter Memo.		
<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"/> <i>Water supply: n/a</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.

Sheldon		
Municipal resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <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>		<i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></i>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)</i>		<i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></i> <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>		<i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></i> See enclosed resolution.

St. Albans City		
Municipal resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>FLU Planning Areas Included:</i>		
Downtown Center	X	St. Albans City
Village Center	n/a	
Planned Growth Area	X	St. Albans City
Village Area	n/a	
Notes:		
<i>Has duly adopted and approved plan and confirmed planning process 24 VSA §4350</i>		<i>Confirmation Date: 2/25/2026</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: 6/30/2025</i> <i>Subdivision Bylaw Adoption Date: 6/30/2025</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>		<i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></i>
<i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development 6033(c)(5)</i>		<i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></i> <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>		<i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></i> See enclosed resolution.

St. Albans Town		
Municipal resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	St. Albans Bay
Planned Growth Area	X	St. Albans City Downtown
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: 9/26/2018</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: 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"/>
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	Swanton
Planned Growth Area	X	Swanton
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 checked="" type="checkbox"/> No <input type="checkbox"/>
<i>FLU Planning Areas Included:</i>		
Downtown Center	n/a	
Village Center	X	Grand Isle, Grand Isle Station
Planned Growth Area	n/a	
Village Area	X	Grand Isle, Grand Isle Station
Notes: See Supplementary Information as Requested in Preliminary Response Letter Memo.		
<i>Has duly adopted and approved plan and confirmed planning process 24 VSA §4350</i>		<i>Confirmation Date: 3/26/2025</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: 10/25/2021</i> <i>Subdivision Bylaw Adoption Date: 10/25/2021</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> Grand Isle Consolidated Water District and Grand Isle Fire District #4 provide water supply to the 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.

North Hero		
Municipal resolution to opt in 6033(c)(1)		Yes <input checked="" type="checkbox"/> No <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"/>
<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: South Hero Fire District #4 provides water supply to the village areas.</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.