



To: Vermont Land Use Review Board
From: Catherine Dimitruk, Executive Director
Date: March 30, 2026
Subject: Supplemental Information as Requested in Preliminary Response Letter

In response to the Land Use Review Board Preliminary Response Letter, the following information supplements the Checklist and the Tier 1B Memorandum for Village Center and Village Areas in South Fairfax, Georgia South and Grand Isle Station. Additionally, it provides supplemental information for specific LURB comments on the Village Area in Highgate and the Planned Growth Area in Richford.

SOUTH FAIRFAX VILLAGE

The 2018 Fairfax Town Plan expires September 24, 2026, and is currently being updated. The Town updated its Development Regulations effective June 10, 2024, including changes to the zoning districts. The Town adopted an Official Map, also effective June 10, 2024. Links to these documents are available here: <https://www.nrpcvt.com/municipalities/fairfax/> (NOTE: The LURB does not have the current zoning layer on the interactive future land use map on the website).

The 2018 Town Plan clearly defines a north and a south village, with South Fairfax focusing “on promoting walkable, village scale development that complements and provides connection to the North Village.” Since the town made changes to the zoning districts in South Fairfax in the 2024 update, NRPC used the zoning to inform future land use mapping. South Fairfax Village Center is entirely within the Town of Fairfax’s Village Zoning District. The South Fairfax Village Area is in the Town’s Village Zoning District and the Residential Zoning District. There is some undeveloped land in the Village Area, some of which is currently being used for farming; however, the Town has planned and zoned this land to allow for higher density residential development due to its proximity to the South Fairfax Village Center. The 2024 Development Regulations have well defined purpose statements for the Village District and the Residential District in alignment with the statutory definition and criteria for Village Center and Village Area.

South Fairfax Village Center. New Center. 21 Acres

- Mixed use center
- Community economic activity
- Civic assets
- Traditional and historic central business and civic centers

(24 V.S.A. §
4348a(a)(12)(A))

South Fairfax is a mixed-use and civic center that, today, includes several businesses, the post office, little league fields and housing development. The settlement was the first center of Fairfax in the early 1800s, established even earlier than the settlement on the north side of the Lamoille River. South Fairfax has developed as a second traditional mixed-use center of community economic activity and civic assets. It remains separated and distinct from the north village by the Lamoille River and its floodplain; there is currently no direct pedestrian connection between the 2 villages. There is one (1) site listed in town’s historic survey as potentially eligible for the National Register, there may be more eligible structures.



South Fairfax Village Area. 241 acres	
<ul style="list-style-type: none"> - Traditional settlement area OR a proposed new settlement area - Typically composed of a cohesive mix of residential, civic, religious, commercial, and mixed-use buildings <p>(24 V.S.A. § 4348a(a)(12)(C))</p>	<p>South Fairfax Village Area is largely a new settlement area around South Fairfax Village. It incorporates a mix of uses and is planned and zoned to allow for higher density residential development and commercial, civic and mixed uses.</p>
<ul style="list-style-type: none"> - Arranged along a main street and intersecting streets that are within walking distance for residents who live within and surrounding the core <p>(24 V.S.A. § 4348a(a)(12)(C))</p>	<p>The South Fairfax Village Area is currently arranged around the intersection of State Route 104, State Route 128 and McNall Road. The Town's 2024 Official Map includes a plan for new intersecting streets that would generally be within walking distance to the core. The Village Area is sized so that the furthest point is just under ½ mile from the center.</p>
<ul style="list-style-type: none"> - Confirmed planning process, zoning and subdivision regulations <p>(24 V.S.A. § 4348a(a)(12)(C)(i) and (ii))</p>	<p>Yes. Town Plan, September 24, 2018. Development Regulations, June 10, 2024. Planning process confirmation: September 26, 2018.</p>
<ul style="list-style-type: none"> - Excludes identified flood hazard and river corridor areas, except those areas containing preexisting development in areas suitable for infill development - If not, has Flood Hazard and River Corridor bylaws. <p>(24 V.S.A. § 4348a(a)(12)(C)(iii))</p>	<p>Yes. The South Fairfax Village Center and Village Area exclude all Flood Hazard and River Corridor areas.</p>
<ul style="list-style-type: none"> - Served by Water OR Wastewater Infrastructure, OR soils adequate for wastewater disposal <p>(24 V.S.A. § 4348a(a)(12)(C)(iv))</p>	<p>The South Fairfax Village Center and Village Area are served by soil adequate for wastewater disposal.</p>
<ul style="list-style-type: none"> - Opportunity for infill development or new development areas where the village can grow and be flood resilient <p>(24 V.S.A. § 4348a(a)(12)(C)(v))</p>	<p>South Fairfax Village Area includes undeveloped land where the Town can grow and be flood resilient.</p>



GEORGIA SOUTH VILLAGE

The Georgia Town Plan was adopted January 6, 2025. The Town adopted Development Regulations on October 13, 2025. The Town of Georgia has been planning for a village center in Georgia South Village for many years. This planning work is documented in the Georgia Village Plan, A Vision for the Future (Lamoureux and Dickinson and SE Group, 2003), the Historic Village and Town Center Water Supply and Wastewater Feasibility Study (Stone Environmental, May 2005), Georgia South Village Economic Feasibility Study and Master Plan (Crane Associates, 2006), the South Village Core Strategic Plan and updates to the Georgia Zoning Bylaws with specific site plan standards (NRPC, 2009), Georgia South Village Bicycle and Pedestrian Feasibility Study (RSG, 2012) and the Georgia South Village Transportation Master Plan (VHB, 2019). Links to some of these documents are available on the Town's website and here:

<https://www.nrpcvt.com/municipalities/georgia/>.

The 2025 Town Plan defines the purpose of the core area in the center of the South Village: *"The intent of the South Village Core District is to promote development of a compact settlement with a mix of small-scale business, civic, and residential uses and to foster a built environment patterned as a traditional Vermont village center with streetscapes and public spaces where people can walk, gather, and meet comfortably. Design of development in this area is defined in the 2009 South Village Core Strategic Plan"*.

The 2025 Town Plan includes a Priority Plan Recommendation for the South Village. *"The realization of South Village as a concentrated core settlement of commercial, governmental, mixed-use and residential uses in a traditional Vermont village setting is paramount to the future financial health of the community, as well as addressing the local needs of housing diversity and additional shops and services which serve the population. The town must work in earnest to leverage the support of the Northwest Regional Planning Commission to establish this area as a sub-regional growth area through a Village Center or New Town Center designation available through the State of Vermont to unlock funding for necessary water and sewer systems, either through the existing designation process or the upcoming revised process. This work should be done in parallel with necessary zoning updates and cooperative discussions with property owners and potential developers interested in helping the town realize this vision."*

There is one parcel on Route 104 A on the edge of the Village Area that is partially covered by a buffer for a mapped Rare, Threatened or Endangered plant species. NRPC has included the full parcel since it correlates with local planning and zoning boundaries and is the outer edge of the buffer. It will need to be field verified during any development review process consistent with municipal and state requirements.



Georgia South Village Center. New Village Center. 35 Acres	
<ul style="list-style-type: none"> - Mixed use center - Community economic activity - Civic assets - Traditional and historic central business and civic centers <p>(24 V.S.A. § 4348a(a)(12)(A))</p>	<p>Georgia South Village is a mixed-use village center of community economic activity with limited civic use. Historically, the settlement concentrated in this area due to its proximity to the railroad junction at Highbridge Road. Once the rail industry declined, development in this area also declined, starting to grow again in the late 60's and 70's. Today, the center includes many businesses, health care offices and the supervisory union for the school district and serves as the commercial center of the town surrounded by residential neighborhoods. This village center core is concentrated within a ¼ mile along Route 7 and Route 104A and planning and zoning limit the potential for sprawl beyond these boundaries. There is one (1) site listed in town's historic survey as potentially eligible for the National Register, there may be more eligible structures.</p>
Georgia South Village Area. 306 Acres	
<ul style="list-style-type: none"> - Traditional settlement area or a proposed new settlement area - Typically composed of a cohesive mix of residential, civic, religious, commercial, and mixed-use buildings <p>(24 V.S.A. § 4348a(a)(12)(C))</p>	<p>South Georgia Village Area consists largely of existing residential neighborhoods with opportunity for infill and redevelopment. It is largely in the Residential Village District in the Town Plan, with some small portions in the Village Core District. The Development Regulations allow for higher density residential development in these areas compared to other districts. The existing and proposed character is mostly residential with some neighborhood scale commercial development, including a church.</p>



Continued - Georgia South Village Area	
<ul style="list-style-type: none"> - Arranged along a main street and intersecting streets that are within walking distance for residents who live within and surrounding the core (24 V.S.A. § 4348a(a)(12)(C)) 	<p>The Georgia South Village Area encompasses the neighborhoods surrounding the Georgia South Village Center, including the existing neighborhoods south of Ballard Road and west of Route 7 and other areas that are planned and zoned for new residential development. The Georgia South Village Strategic Plan sets the intention to build out a street network, including a map of potential new roads. The zoning bylaws require new streets to allow for future connection and have pedestrian accessibility. All areas are generally within walking distance to the core, with the furthest neighborhood to the south about ¾ of a mile to the edge of the center and the average distance about 1/3 of a mile. A goal within the 2025 Town Plan is to: <i>“Continue to coordinate with the State of Vermont on design improvements along Route 7, Route 104A in South Village to improve traffic issues, access management, bicycle/pedestrian accommodations and accommodate future growth”</i>. Also, <i>“Consider pursuing grant funding for a Bicycle and Pedestrian Plan to provide short and long-term priorities for transportation”</i>.</p>
<ul style="list-style-type: none"> - Confirmed planning process, zoning and subdivision regulations (24 V.S.A. § 4348a(a)(12)(C)(i) and (ii)) 	<p>Yes. Town Plan January 6, 2025. Development Regulations October 13, 2025. Planning process confirmation: January 29, 2025.</p>
<ul style="list-style-type: none"> - Excludes identified flood hazard and river corridor areas, except those areas containing preexisting development in areas suitable for infill development - If not, has Flood Hazard and River Corridor bylaws. (24 V.S.A. § 4348a(a)(12)(C)(iii)) 	<p>Yes. The Georgia South Village Center and Village Area exclude all Flood Hazard and River Corridor areas, except for one small stream 50 ft buffer on the rear part of a parcel. The Town of Georgia has Flood Hazard and River Corridor bylaws most recently adopted October 13, 2025.</p>
<ul style="list-style-type: none"> - Served by Water OR Wastewater Infrastructure, OR soils adequate for wastewater disposal (24 V.S.A. § 4348a(a)(12)(C)(iv)) 	<p>The Georgia South Village Center and Village Area are served by a Fire District providing potable water supply. In addition, the areas have soils adequate for wastewater disposal.</p>



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WEB nrpcvt.com

Continued - Georgia South Village Area

<ul style="list-style-type: none">- Opportunity for infill development or new development areas where the village can grow and be flood resilient <p>(24 V.S.A. § 4348a(a)(12)(C)(v))</p>	<p>Georgia South Village includes undeveloped land where the village can grow and be flood resilient.</p>
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GRAND ISLE STATION

The Grand Isle Town Plan was adopted February 17, 2025 with changes to the future land use map, including adding a village land use area at the Grand Isle Station junction. The Grand Isle Zoning Bylaws and Subdivision Regulations were adopted October 25, 2021, and are currently being updated. These updates are comprehensive and will bring the bylaws into conformance with the Town Plan. The Town Plan and Zoning and Subdivision Regulations can be accessed here: <https://www.nrpcvt.com/municipalities/grand-isle/>

The Grand Isle Town Plan provides a purpose statement for the village future land use area. Specific to Grand Isle Station, the plan states: *“This plan proposes that the Village Land Use Area also include Grand Isle Station at the intersection of Allen Road/Vermont Route 314 and Adams School Road/Pearl Street. Development in the Village Land Use Area should be zoned mixed use, including both limited intensity commercial and residential. Commercial enterprises that meet the needs of residents and locals are encouraged but should remain small-scale and compatible with mixed commercial/residential uses and the concentrated historic village character. Specifically, business types that increase the town’s tax base, support recreation, lake and agriculturally based tourism, and that provide services and facilities that are needed by residents of the town and surrounding communities are encouraged.”*

The plan further states the following: *“The current zoning regulations have a minimum lot size of one acre throughout all zoning districts in the town. The Planning Commission will consider reducing the minimum lot size to less than an acre in the Village Land Use Areas to better reflect a concentrated village center. Septic feasibility is a major barrier to development in Grand Isle, which limits soil-based wastewater management capacity. Development regulations should encourage and require where possible shared wastewater treatment to retain and build upon a pattern of concentrated uses.*

The plan also states and includes as a specific implementation action to seek Village Center Designation for Grand Isle Station.

Grand Isle Station Village Center. New Village Center. 16 Acres

- Mixed use center
- Community economic activity
- Civic assets
- Traditional and historic central business and civic centers

(24 V.S.A. § 4348a(a)(12)(A))

Grand Isle Station is a historic concentrated settlement area from the railroad era. Today, it is a traditional mixed use community center with opportunity for growth. It includes a municipally owned building leased to a preschool and childcare center, the town garage, a cemetery and concentrated residential development. There is one (1) site potentially eligible for the National Register listed in town’s survey, potentially more.



Grand Isle Station Village Area. 95 Acres	
<ul style="list-style-type: none"> - Traditional settlement area or a proposed new settlement area - Typically composed of a cohesive mix of residential, civic, religious, commercial, and mixed-use buildings <p>(24 V.S.A. § 4348a(a)(12)(C))</p>	<p>Grand Isle Station Village Area is an existing and new settlement area around a traditional village center. It includes existing homes and potential for new and infill development with substantially more capacity for soil-based wastewater management than the Town’s other Village Area. The existing development is residential, but the entire Grand Isle Station Village Area is in the Village Future Land Use Area in the Town Plan and anticipated to be zoned that way in the ongoing zoning update project. The Village Zoning District allows for a mix of residential, civic and commercial uses.</p>
<ul style="list-style-type: none"> - Arranged along a main street and intersecting streets that are within walking distance for residents who live within and surrounding the core <p>(24 V.S.A. § 4348a(a)(12)(C))</p>	<p>Grand Isle Station Village Area surrounds the center at the intersection of Vermont Route 314, Adams School Road and Pearl Street. The Village Area is generally within walking distance to the core with the furthest point less than a 1/3 of a mile away.</p>
<ul style="list-style-type: none"> - Confirmed planning process, zoning and subdivision regulations <p>(24 V.S.A. § 4348a(a)(12)(C)(i) and (ii))</p>	<p>Yes. Town Plan adopted February 17, 2025. Zoning and Subdivision Regulations adopted October 21, 2021. Planned process confirmed: March 26, 2025.</p>
<ul style="list-style-type: none"> - Excludes identified flood hazard and river corridor areas, except those areas containing preexisting development in areas suitable for infill development - If not, has Flood Hazard and River Corridor bylaws. <p>(24 V.S.A. § 4348a(a)(12)(C)(iii))</p>	<p>Yes. The Grand Isle Station Village Center and Village Area exclude all Flood Hazard and River Corridor areas.</p>
<ul style="list-style-type: none"> - Served by Water OR Wastewater Infrastructure, OR soils adequate for wastewater disposal <p>(24 V.S.A. § 4348a(a)(12)(C)(iv))</p>	<p>The Grand Isle Station Village Center and Village Area are served by soil adequate for wastewater disposal.</p>



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Continued Grand Isle Station Village Area	
<ul style="list-style-type: none">- Opportunity for infill development or new development areas where the village can grow and be flood resilient (24 V.S.A. § 4348a(a)(12)(C)(v))	Grand Isle Station includes undeveloped land where the Town can grow and be flood resilient.



HIGHGATE VILLAGE AREA

The Highgate Town Plan was adopted on July 20, 2023. The Town adopted updated Development Regulations October 9th, 2025. This update included creating a new Town Center Zoning District, which replaced the Village District in Highgate Center. The purpose of the change was to allow for a higher density and intensity of land use in the town's largest village center and require appropriate infrastructure, like sidewalks. The purpose statement of the Town Center Zoning District in the Town's Development Regulations is *"The (TC) Town Center District consists of the historic village center of Highgate Center and surrounding neighborhoods and land intended to accommodate future growth. Highgate Center is the village hub of commerce and civic life in the town with the school, municipal offices, arena, post offices, many businesses and adjacent residential neighborhoods. The Town Center District is intended to allow for a greater density of mixed uses and residential neighborhoods to afford the best opportunity for the existing and future provision of economically feasible public facilities and services and to support concentrated growth of this vibrant village hub."* Links to these documents are available here: <https://www.nrpcvt.com/municipalities/highgate/>. (NOTE: *The LURB does not have the current zoning layer on the interactive future land use map on the website*).

Since the Town made changes to the zoning districts in Highgate Center in 2025, NRPC used zoning to inform future land use mapping there. NRPC has mapped the Highgate Center Village Center and Village Area entirely within the Town of Highgate's Town Center Zoning District. As referenced in the LURB preapplication letter, there is some undeveloped land in the Village Area, some of which is currently being used for farming; however, the Town has planned and zoned this land to allow for higher density residential development due to its proximity to the Highgate Center Village Center and in some cases proximity to the Lamoille Valley Rail Road.

In addition to confirming adequate septic soils in the Village Area, NRPC also considered that the Town of Highgate is currently working on constructing a community wastewater system that will service these areas. The Town owns the planned disposal field located on Lamkin Street. The system will initially have 20,000 gpd with the opportunity to increase to 40,000 gpd with pretreatment.

The section specifically responds to the LURB's comment *"The northern Center VA extends past the rail trail to include areas around the Highgate Recreation facility and fields. There are several residences and utilities in this area; however, the VA also includes portions of four parcels that appear to be in agriculture. The Board's map viewer may not include the most recent local zoning information for Highgate. Additional information should be provided for inclusion of these four parcels. The west side of the Village Area doesn't appear to have suitable on-site septic soils."*



Highgate Village Area. 303 Acres	
<ul style="list-style-type: none"> - Traditional settlement area or a proposed new settlement area - Typically composed of a cohesive mix of residential, civic, religious, commercial, and mixed-use buildings 	<p>The Highgate Village Area is a mix of existing settlement and proposed new settlement area surrounding the historic Highgate Center Village, which is the Town of Highgate’s largest and most vital center. The area correlates with the boundaries of the recently created Highgate Town Center Zoning District. It is composed mostly of residential development and land for future growth, and allows for neighborhood scale commercial and civic uses.</p>
<ul style="list-style-type: none"> - Arranged along a main street and intersecting streets that are within walking distance for residents who live within and surrounding the core 	<p>The Highgate Village Area encompasses the streets around the center, including St. Armand, Gore, Route 78 and Lamkin Street. It is bisected by the Lamoille Valley Rail Trail. It is sized to be walkable to the core with most areas approximately ¼ mile from the core with some areas extending to just shy of ½ mile. The Town of Highgate’s Development Regulations require sidewalks in the Town Center District.</p>
<ul style="list-style-type: none"> - Confirmed planning process, zoning and subdivision regulations 	<p>Yes. Town Plan adopted July 20, 2023. Developed Regulations adopted October 9, 2025. Planning process confirmed September 27, 2023.</p>
<ul style="list-style-type: none"> - Served by Water OR Wastewater Infrastructure, OR soils adequate for wastewater disposal 	<p>The Village Area is served by soils adequate for wastewater disposal. While the western part of the Village Area has fewer adequate soils, NRPC determined that the area met the minimum threshold for soils in the area based on the VAPDA methodology. As noted above, the Town is also working to construct a community wastewater system which will serve this area.</p>
<ul style="list-style-type: none"> - Excludes identified flood hazard and river corridor areas, except those areas containing preexisting development in areas suitable for infill development - If not, has Flood Hazard and River Corridor bylaws. 	<p>The Highgate Center Village Area excludes all flood hazard and river corridor area.</p>



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Continued Highgate Village Area	
- Opportunity for infill development or new development areas where the village can grow and be flood resilient	The Highgate Center Village Area has undeveloped land where the Town can grow and be flood resilient.



RICHFORD PLANNED GROWTH AREA

The Richford Town Plan was adopted on March 23, 2026. The Town last updated its Development Regulations on May 8, 2024. The Richford Village Center is an established historic center in the region, serving as an important sub-regional population and employment area near the Canadian border. The Planned Growth Area includes established historic residential neighborhoods and neighborhoods on the outskirts that have opportunity for infill. Links to these documents are available here:

<https://www.nrpcvt.com/municipalities/richford/>

The section specifically responds to the LURB’s comment: *“Richford’s PGA falls into two parts to the north and south of the village center. The northern area includes a feed facility and farm on the periphery. Local zoning, plans for growth, complete street planning and walkable distance information is needed to evaluate and support the extent of this proposed PGA. The northern PGA area extends beyond ½ mile from the proposed village center. The southern area includes the gateway to Richford, extends to the elementary school, and provides depth to the village center.”*

Richford Planned Growth Area. 368 Acres

<ul style="list-style-type: none"> - High-density existing settlement and future growth areas with high concentrations of population, housing, and employment in each region and town. - Mix of historic and non-historic commercial, residential, and civic or cultural sites with active streetscapes <p>(24 V.S.A. § 4348a(a)(12)(B))</p>	<p>Richford is one of the sub-regional population centers in the region. The PGA includes established historic residential neighborhoods and neighborhoods that have opportunity for infill. The PGA is entirely within the Village Residential District, which is planned for higher density residential and compatible neighborhood uses. The feed facility was not included in the PGA in the adopted plan.</p>
<ul style="list-style-type: none"> - Confirmed planning process, zoning and subdivision regulations <p>(24 V.S.A. § 4348a(a)(12)(B)(i))</p>	<p>Yes. Town Plan adopted March 23, 2026. Development Regulations adopted May 8, 2024. Planning process confirmed March 25, 2026.</p>
<ul style="list-style-type: none"> - Served by public water OR wastewater infrastructure <p>(24 V.S.A. § 4348a(a)(12)(B)(ii))</p>	<p>The Town of Richford Village and PGA are served by a municipal water supply and wastewater treatment system.</p>



Continued Richford Planned Growth Area	
<ul style="list-style-type: none"> - The area is generally within walking distance of the municipality's or an adjacent municipality's downtown, village center, new town center, or growth center (24 V.S.A. § 4348a(a)(12)(B)(iii)) 	<p>The Richford PGA is generally within walking distance from the village center with the furthest areas just over ½ mile from the center. The Richford Development Regulations require sidewalks in the Village and Village Residential Districts.</p>
<ul style="list-style-type: none"> - Excludes identified flood hazard and river corridor areas, except those areas containing preexisting development in areas suitable for infill development (24 V.S.A. § 4348a(a)(12)(B)(iv)) 	<p>The Richford PGA excludes all flood hazard and river corridor areas. The Village Center includes some areas of flood hazard and river corridor where there is preexisting development and suitability for infill development.</p>
<ul style="list-style-type: none"> - The municipal plan indicates that this area is intended for higher-density residential and mixed-use development. (24 V.S.A. § 4348a(a)(12)(B)(v)) 	<p>The Village District and Village Residential District are intended for higher density residential and mixed-use development in the municipal plan and bylaws. Please refer to the purpose statements in each of these documents.</p>
<ul style="list-style-type: none"> - The area provides for housing that meets the needs of a diversity of social and income groups in the community. (24 V.S.A. § 4348a(a)(12)(B)(vi)) 	<p>The Richford Town Plan includes a housing element that is compliant with Vermont statute and that has received regional approval. NRPC confirmed that the Richford PGA is large enough to be able to receive 60% of the Towns 2050 housing target assuming minimum densities of 5 units per acre.</p>
<ul style="list-style-type: none"> - The area is served by planned or existing transportation infrastructure that conforms with "complete streets" principles as described under 19 V.S.A. chapter 24 and establishes pedestrian access directly to the downtown, village center, or new town center. Planned transportation infrastructure includes those investments included in the municipality's capital improvement program pursuant to section 4430 of this title. (24 V.S.A. § 4348a(a)(12)(B)(vii)) 	<p>The Richford Village Center and PGA have an extensive public sidewalk network. The PGA is mapped according to the VAPDA methodology to meet complete streets criteria. The PGA exceeds the complete streets standard in the methodology; 88% of e911 points are within ¼ mile of a street with at least one form of existing or planned complete street infrastructure.</p>