

Tier 1B Resolutions

Towns

Bakersfield

Berkshire

Enosburgh

Fairfax

Georgia

Highgate

Sheldon

City of St. Albans

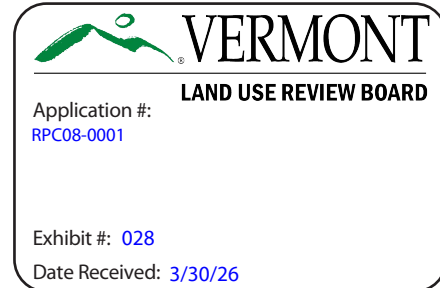
Town of St. Albans

Swanton

Grand Isle

North Hero

South Hero



MUNICIPAL RESOLUTION

Municipality: Bakersfield

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

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

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

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

Whereas The municipality has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.

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

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

-
- RPC
- VLCT

- Town Attorney
- Other

Now, therefore be it resolved that:

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

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

Attest:

Signature 

Name Joshua J Goss

Title Select board Chair (Secretary or Chair)

MUNICIPAL RESOLUTION

Municipality: Berkshire

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

Now, therefore be it resolved that:

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

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

Attest:

Signature Andrew Smith

Name Andrew Smith

Title Selectboard Vice (Chair)

MUNICIPAL RESOLUTION

Municipality: Town of Enosburgh

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

Now, therefore be it resolved that:

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

Adopted at a duly noticed public meeting held on October 27, 2025.

Attest:

Signature

Dean Wright

Name

Dean Wright

Title

Erosburgh Town select chair

(Secretary or Chair)

MUNICIPAL RESOLUTION

Municipality: Fairfax

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

Now, therefore be it resolved that:

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

Adopted at a duly noticed public meeting held on November 17, 2025.

Attest:

Signature *Tim Burns*

Name Tim Burns

Title Fairfax Selectboard Chair



GEORGIA VERMONT

MUNICIPAL RESOLUTION

Municipality:

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

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

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

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

Whereas The municipality has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.

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

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

Now, therefore be it resolved that:

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

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

Attest:

Signature Kristina Senna

Name: Kristina Senna

Title: Selectboard Chair

MUNICIPAL RESOLUTION

Municipality: Highgate

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

Now, therefore be it resolved that:

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

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

Attest:

Signature B. Lowell

Name Benjamin J. Lowell

Title Select board chair (Secretary or Chair)

MUNICIPAL RESOLUTION

Municipality: Town of Sheldon

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

Now, therefore be it resolved that:

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

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

Attest:

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

MUNICIPAL RESOLUTION

Municipality: City of St. Albans

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

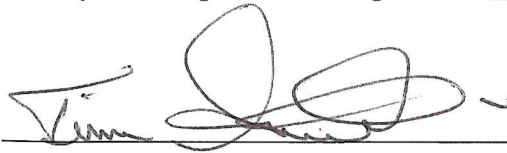
Now, Therefore Be It Resolved That:

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

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

Attest:

Signature

 - MAYOR

Name Tim Smith

Title Mayor, City of St. Albans

MUNICIPAL RESOLUTION

Town of St. Albans



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

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

Whereas The **Town of St. Albans** has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.

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

Whereas The **Town of St. Albans** has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.

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

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

Now, therefore be it resolved that:

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

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

Attest:

Signature:  _____

Name: Jonathan Giroux _____

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

MUNICIPAL RESOLUTION

Municipality: **TOWN OF SWANTON**

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

Now, therefore be it resolved that:

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

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

Attest:

Signature 

Name Joel A. Clark

Title Selectboard, Chair

MUNICIPAL RESOLUTION

Municipality: Grand Isle

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

Now, therefore be it resolved that:

The municipality hereby requests to have the Village Center and surrounding village area at Hyde Road and US Highway 2, and the Village Center and surrounding village area at Highway 314 (Allen Road) at Pearl/Adams School Road, mapped for Tier 1B status.

Adopted at a duly noticed public meeting held on Monday, September 15, 2025 and ratified at a duly noticed public meeting held on Monday, October 6, 2025.

Attest:

Signature  _____
Name Jeff Parizo _____
Title Selectboard Chair _____

**NORTH HERO
MUNICIPAL RESOLUTION**

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

Now, therefore be it resolved that:

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

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

Attest:

Signature



Name: Karl Raacke

Title: Chair

MUNICIPAL RESOLUTION

Municipality: South Hero

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

Now, therefore be it resolved that:

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

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

Attest:

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