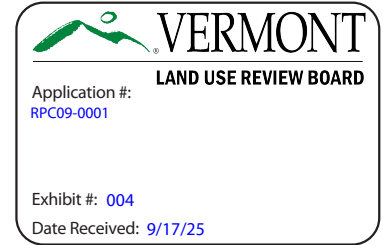




RUTLAND REGIONAL PLANNING COMMISSION

To: Vermont Land Use Review Board
From: Devon Neary, Executive Director, Rutland Regional Planning Commission
Date: September 17, 2025



Subject: Tier 1B Memorandum-Brandon, Castleton, Fair Haven, Killington, Pawlet, Pittsford, Poultney, Proctor, Wallingford, and West Rutland

This memorandum is for the Rutland Regional Planning Commission's (RRPC) Preapplication Tier 1B Status Request as outlined in Section 1.102(B)(3) of the LURB Guidelines for Regional Planning Commission Applications:

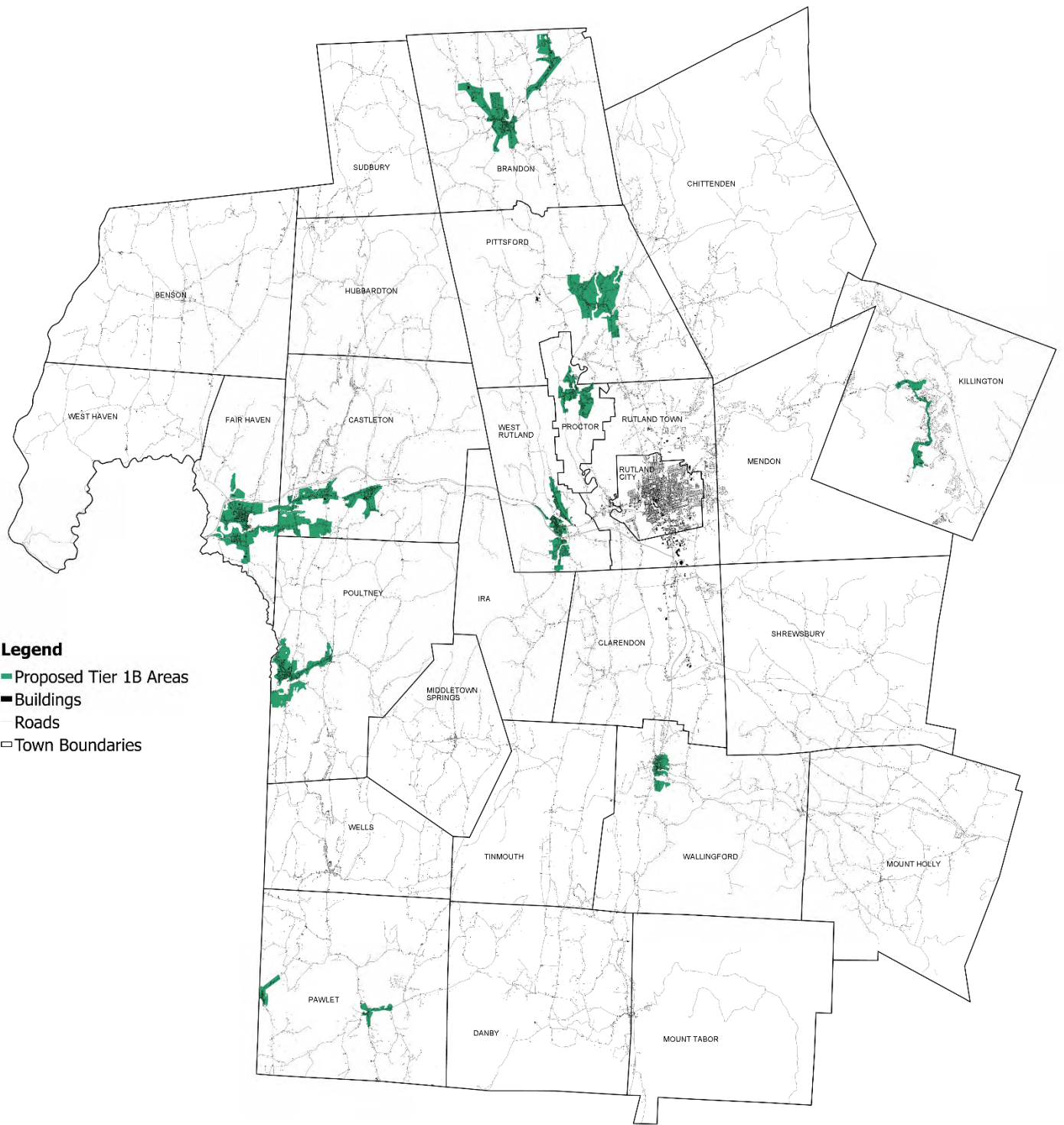
“The applicant must submit a memorandum describing how each municipality with proposed Tier 1B areas demonstrates that it has adequate capacity to administer and enforce its land use and development regulations. Downtown centers, village centers, planned growth areas, and village areas, are the areas eligible for Tier 1B status. If Tier 1B status is sought for one of these FLU areas, it must include the full extent of the area, not a subarea, unless the RPC can establish good cause and demonstrate that it will not lead to unequal distribution of environmental benefits and burdens. The Tier 1B memorandum must explain the reason that the entire FLU area is not proposed for Tier 1B status.”

The RRPC is requesting Tier 1B area approvals for portions of the following ten (10) municipalities: Brandon, Castleton, Fair Haven, Killington, Pawlet, Pittsford, Poultney, Proctor, Wallingford, and West Rutland.

Below is a map of the proposed Tier 1B areas in the Rutland Region, as well as descriptions of these areas and how each municipality has demonstrated that it has adequate capacity to administer and enforce its land use and development regulations.

PROPOSED AREAS FOR TIER 1B STATUS

RUTLAND REGION, VT



Legend

- Proposed Tier 1B Areas
- Buildings
- Roads
- Town Boundaries



Brandon

The proposed Tier 1B area in the Town of Brandon corresponds to the full extent of the Downtown, Village Center, Planned Growth Area, and Village Area boundaries located on the Regional Future Land Use Map. No portions of the FLU area are excluded.

Brandon administers land use and development regulations through the Brandon Land Use Ordinance. These regulations apply to the proposed Tier 1B area. The Town of Brandon has certified that it has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area; see the attached form for certification.

Castleton

The proposed Tier 1B area in the Town of Castleton corresponds to the full extent of the Village Center, Planned Growth Area, and Village Area boundaries located on the Regional Future Land Use Map. No portions of the FLU area are excluded.

Castleton administers land use and development regulations through the Castleton Unified Development Regulations. These regulations apply to the proposed Tier 1B area. The Town of Castleton has certified that it has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area; see the attached form for certification.

Fair Haven

The proposed Tier 1B area in the Town of Fair Haven corresponds to the full extent of the Downtown, Village Center, Planned Growth Area, and Village Area boundaries located on the Regional Future Land Use Map. No portions of the FLU area are excluded.

Fair Haven administers land use and development regulations through the Fair Haven Zoning Regulations. These regulations apply to the proposed Tier 1B area. The Town is in the process of adopting subdivision regulations, anticipated by October 2025, to fully satisfy the requirements for Tier 1B eligibility. Prior to Regional Plan approval by the RRPC Board of Commissioners, the Town of Fair Haven will provide the RRPC with a certification form confirming that it has adequate municipal staff, municipal officials, or contracted capacity to support development review and zoning administration within the Tier 1B area. This form will be submitted to the LURB with the Adopted Plan application.

Killington

The proposed Tier 1B area in the Town of Killington corresponds to the full extent of the Village Center boundary located on the Regional Future Land Use Map. No portions of the FLU area are excluded.

Killington administers land use and development regulations through the Killington Zoning Bylaws. These regulations apply to the proposed Tier 1B area. The Town is in the process of

adopting subdivision regulations, anticipated by October 2025, to fully satisfy the requirements for Tier 1B eligibility. Prior to Regional Plan approval by the RRPC Board of Commissioners, the Town of Killington will provide the RRPC with a certification form confirming that it has adequate municipal staff, municipal officials, or contracted capacity to support development review and zoning administration within the Tier 1B area. This form will be submitted to the LURB with the Adopted Plan application.

Pawlet

The proposed Tier 1B area in the Town of Pawlet corresponds to the full extent of the Village Center, Planned Growth Area, and Village Area boundaries located on the Regional Future Land Use Map. No portions of the FLU area are excluded.

Pawlet administers land use and development regulations through the Pawlet Unified Bylaws. These regulations apply to the proposed Tier 1B area. The Town of Pawlet has certified that it has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area; see the attached form for certification.

Pittsford

The proposed Tier 1B area in the Town of Pittsford corresponds to the full extent of the Village Center, Planned Growth Area, and Village Area boundaries located on the Regional Future Land Use Map. No portions of the FLU area are excluded.

Pittsford administers land use and development regulations through the Pittsford Zoning Regulations. These regulations apply to the proposed Tier 1B area. The Town is in the process of adopting subdivision regulations, anticipated by December 2025, to fully satisfy the requirements for Tier 1B eligibility. Prior to Regional Plan approval by the RRPC Board of Commissioners, the Town of Pittsford will provide the RRPC with a certification form confirming that it has adequate municipal staff, municipal officials, or contracted capacity to support development review and zoning administration within the Tier 1B area. This form will be submitted to the LURB with the Adopted Plan application.

Poultney

The proposed Tier 1B area in the Town of Poultney corresponds to the full extent of the Downtown, Village Center, Planned Growth Area, and Village Area boundaries located on the Regional Future Land Use Map. No portions of the FLU area are excluded.

Poultney administers land use and development regulations through the Poultney Unified Bylaws. These regulations apply to the proposed Tier 1B area. The Town of Poultney has certified that it has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area; see the attached form for certification.

Proctor

The proposed Tier 1B area in the Town of Proctor corresponds to the full extent of the Village Center, Planned Growth Area, and Village Area boundaries located on the Regional Future Land Use Map. No portions of the FLU area are excluded.

Proctor administers land use and development regulations through the Proctor Zoning Regulations. These regulations apply to the proposed Tier 1B area. The Town is in the process of adopting subdivision regulations, anticipated by December 2025, to fully satisfy the requirements for Tier 1B eligibility. Prior to Regional Plan approval by the RRPC Board of Commissioners, the Town of Proctor will provide the RRPC with a certification form confirming that it has adequate municipal staff, municipal officials, or contracted capacity to support development review and zoning administration within the Tier 1B area. This form will be submitted to the LURB with the Adopted Plan application.

Wallingford

The proposed Tier 1B area in the Town of Wallingford corresponds to the full extent of the Village Center, Planned Growth Area, and Village Area boundaries located on the Regional Future Land Use Map. No portions of the FLU area are excluded.

Wallingford administers land use and development regulations through the Wallingford Zoning Regulations and Wallingford Subdivision Regulations. These regulations apply to the proposed Tier 1B area. The Town of Wallingford has certified that it has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area; see the attached form for certification.

West Rutland

The proposed Tier 1B area in the Town of West Rutland corresponds to the full extent of the Village Center and Planned Growth Area boundaries located on the Regional Future Land Use Map. No portions of the FLU area are excluded.

West Rutland administers land use and development regulations through the West Rutland Zoning and Flood Hazard Regulations, and West Rutland Subdivision Regulations. These regulations apply to the proposed Tier 1B area. The Town of West Rutland has certified that it has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area; see the attached form for certification.



Municipal Request for Tier 1B Area Designation

Submit on or before July 1, 2025, to Logan Solomon at: logan@rutlandrpc.org

Municipalities and the Regional Planning Commission fill out this form to request Tier 1B Area Designation. Each element of eligibility per [10 V.S.A. § 6033\(c\)](#) is outlined below and must be certified.

MUNICIPAL SECTION

Municipality Name: _____ Date of Submission: _____

Municipal Contact (Name/Position): _____

Municipal Contact Email: _____

Municipal Contact Phone: _____

§ 6033(c)(1) The municipality has requested to have the area mapped for Tier 1B.

Yes, the municipality meets this requirement. Selectboard meeting minutes documenting this request are attached. A municipality may have multiple noncontiguous areas receive Tier 1B area status. Describe requested Tier 1B Area(s): _____

§ 6033(c)(2) The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.

Yes, the municipality meets this requirement. The letter of Confirmed Planning Process by the Regional Planning Commission Executive Director certifying a duly adopted and approved plan and planning process is attached.

Municipal Plan Adoption Date: _____

§ 6033(c)(3) The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.

Yes, the municipality meets this requirement.

Unified Development Bylaws? Yes No

If the municipality has unified development bylaws (zoning and subdivision in one document), fill in the same adoption date twice.

Zoning Bylaws Adoption Date: _____

Subdivision Regulations Adoption Date: _____

§ 6033(c)(6) The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

Yes, the municipality meets this requirement.



Municipal Request for Tier 1B Area Designation

Submit on or before July 1, 2025, to Logan Solomon at: logan@rutlandrpc.org

Municipal Certification

By signing below, the undersigned certifies that 1) the municipality requests Tier 1B Area Designation for areas eligible under 24 V.S.A. Chapter 117 and 10 V.S.A. Chapter 151 and 2) the above information is accurate and complete to their knowledge.

Authorized Municipal Official Name/Title: _____

Signature: Seth M. Hopkins

Date: _____

REGIONAL PLANNING COMMISSION SECTION

§ 6033(c)(4) The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development as defined in § 29-201 of the Vermont Flood Hazard Area and River Corridor Rule unless the municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality that are consistent with the standards established pursuant to subsection 755(b) of this title (flood hazard) and subsection 1428(b) of this title (river corridor).

- Yes, the municipality meets this requirement because:
- The municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality. If the bylaws are in the same document, fill in the same date twice.

Flood Hazard Bylaw Adoption Date (if applicable): _____

River Corridor Bylaw Adoption Date (if applicable): _____

OR (select one of the options below)

- The municipality lacks bylaws, so all flood-risk areas are excluded from the Tier 1B area.
- The municipality lacks bylaws, so all flood-risk areas, except preexisting infill development, are excluded from the Tier 1B area.

§ 6033(c)(5) 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.

- Yes, the municipality meets this requirement because:
- There is an existing public or community water system in the area proposed for Tier 1B.
- There is an existing public or community wastewater system in the area proposed for Tier 1B.
- The area proposed for Tier 1B lacks an existing wastewater system but is mapped as having an Onsite Sewage Disposal Soil Rating of Class 1, Class 2, or Class 3.



Municipal Request for Tier 1B Area Designation

Submit on or before July 1, 2025, to Logan Solomon at: logan@rutlandrpc.org

Municipalities and the Regional Planning Commission fill out this form to request Tier 1B Area Designation. Each element of eligibility per 10 V.S.A. § 6033(c) is outlined below and must be certified.

MUNICIPAL SECTION

Municipality Name: Town of Castleton Date of Submission: 9-8-2025

Municipal Contact (Name/Position): Richard Combs

Municipal Contact Email: racombs@comcast.net

Municipal Contact Phone: (802) 236-1578

§ 6033(c)(1) The municipality has requested to have the area mapped for Tier 1B.

Yes, the municipality meets this requirement. Selectboard meeting minutes documenting this request are attached. A municipality may have multiple noncontiguous areas receive Tier 1B area status. Describe requested Tier 1B Area(s): Village area, Planned growth area, and village center

§ 6033(c)(2) The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.

Yes, the municipality meets this requirement. The letter of Confirmed Planning Process by the Regional Planning Commission Executive Director certifying a duly adopted and approved plan and planning process is attached.

Municipal Plan Adoption Date: 8-11-2025

§ 6033(c)(3) The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.

Yes, the municipality meets this requirement.

Unified Development Bylaws? Yes No

If the municipality has unified development bylaws (zoning and subdivision in one document), fill in the same adoption date twice.

Zoning Bylaws Adoption Date: 8-11-2025

Subdivision Regulations Adoption Date: 8-11-2025

§ 6033(c)(6) The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

Yes, the municipality meets this requirement.




Municipal Request for Tier 1B Area Designation

Submit on or before July 1, 2025, to Logan Solomon at: logan@rutlandrpc.org

Municipal Certification

By signing below, the undersigned certifies that 1) the municipality requests Tier 1B Area Designation for areas eligible under 24 V.S.A. Chapter 117 and 10 V.S.A. Chapter 151 and 2) the above information is accurate and complete to their knowledge.

Authorized Municipal Official Name/Title: Richard Combs, Select Board Chair

Signature: 

Date: 9-8-2025

REGIONAL PLANNING COMMISSION SECTION

§ 6033(c)(4) The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development as defined in § 29-201 of the Vermont Flood Hazard Area and River Corridor Rule unless the municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality that are consistent with the standards established pursuant to subsection 755(b) of this title (flood hazard) and subsection 1428(b) of this title (river corridor).

Yes, the municipality meets this requirement because:

The municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality. If the bylaws are in the same document, fill in the same date twice.

Flood Hazard Bylaw Adoption Date (if applicable): 8-11-2025

River Corridor Bylaw Adoption Date (if applicable): 8-11-2025

OR (select one of the options below)

The municipality lacks bylaws, so all flood-risk areas are excluded from the Tier 1B area.

The municipality lacks bylaws, so all flood-risk areas, except preexisting infill development, are excluded from the Tier 1B area.

§ 6033(c)(5) 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.

Yes, the municipality meets this requirement because:

There is an existing public or community water system in the area proposed for Tier 1B.

There is an existing public or community wastewater system in the area proposed for Tier 1B.

The area proposed for Tier 1B lacks an existing wastewater system but is mapped as having an Onsite Sewage Disposal Soil Rating of Class 1, Class 2, or Class 3.



Municipal Request for Tier 1B Area Designation

Submit on or before July 1, 2025, to Logan Solomon at: logan@rutlandrpc.org

Regional Certification

The Rutland Regional Planning Commission certifies that the above requirements for Tier 1B Area Designation (10 V.S.A. § 6033(c)) have been reviewed and documented for submission to the Vermont Land Use Review Board. The Rutland Regional Planning Commission certifies if the municipality is seeking Tier 1B eligibility for a Village Area FLUA, that the Village Area FLUA is mapped in accordance with 24 V.S.A. § 4348a(a)(12)(C).

Rutland Regional Planning Commission Executive Director: Devon Neary

Signature: 

Date: 9-15-25



Municipal Request for Tier 1B Area Designation

Submit on or before July 1, 2025, to Logan Solomon at: logan@rutlandrpc.org

Municipalities and the Regional Planning Commission fill out this form to request Tier 1B Area Designation. Each element of eligibility per 10 V.S.A. § 6033(c) is outlined below and must be certified.

MUNICIPAL SECTION

Municipality Name: Pawlet Date of Submission: 5/13/2025

Municipal Contact (Name/Position): Mike Beecher / Selectboard Chair

Municipal Contact Email: pawletselectboard@gmail.com

Municipal Contact Phone: 802-325-3309

§ 6033(c)(1) The municipality has requested to have the area mapped for Tier 1B.

Yes, the municipality meets this requirement. Selectboard meeting minutes documenting this request are attached. A municipality may have multiple noncontiguous areas receive Tier 1B area status. Describe requested Tier 1B Area(s): All Village Center, Planned Growth Area, and

Village Area categories in the Town of Pawlet

§ 6033(c)(2) The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.

Yes, the municipality meets this requirement. The letter of Confirmed Planning Process by the Regional Planning Commission Executive Director certifying a duly adopted and approved plan and planning process is attached.

Municipal Plan Adoption Date: Jan 31, 2024

§ 6033(c)(3) The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.

Yes, the municipality meets this requirement.

Unified Development Bylaws? Yes No

If the municipality has unified development bylaws (zoning and subdivision in one document), fill in the same adoption date twice.

Zoning Bylaws Adoption Date: Oct. 8, 2024

Subdivision Regulations Adoption Date: Oct. 8, 2024

§ 6033(c)(6) The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

Yes, the municipality meets this requirement.




Municipal Request for Tier 1B Area Designation

Submit on or before July 1, 2025, to Logan Solomon at: logan@rutlandrpc.org

Municipal Certification

By signing below, the undersigned certifies that 1) the municipality requests Tier 1B Area Designation for areas eligible under 24 V.S.A. Chapter 117 and 10 V.S.A. Chapter 151 and 2) the above information is accurate and complete to their knowledge.

Authorized Municipal Official Name/Title: Mike Beecher / Selectboard Chair

Signature: 

Date: 5/13/2025

REGIONAL PLANNING COMMISSION SECTION

§ 6033(c)(4) The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development as defined in § 29-201 of the Vermont Flood Hazard Area and River Corridor Rule unless the municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality that are consistent with the standards established pursuant to subsection 755(b) of this title (flood hazard) and subsection 1428(b) of this title (river corridor).

Yes, the municipality meets this requirement because:

The municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality. If the bylaws are in the same document, fill in the same date twice.

Flood Hazard Bylaw Adoption Date (if applicable): Oct 8, 2024

River Corridor Bylaw Adoption Date (if applicable): Oct 8, 2024

OR (select one of the options below)

The municipality lacks bylaws, so all flood-risk areas are excluded from the Tier 1B area.

The municipality lacks bylaws, so all flood-risk areas, except preexisting infill development, are excluded from the Tier 1B area.

§ 6033(c)(5) 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.

Yes, the municipality meets this requirement because:

There is an existing public or community water system in the area proposed for Tier 1B.

There is an existing public or community wastewater system in the area proposed for Tier 1B.

The area proposed for Tier 1B lacks an existing wastewater system but is mapped as having an Onsite Sewage Disposal Soil Rating of Class 1, Class 2, or Class 3.



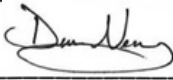
Municipal Request for Tier 1B Area Designation

Submit on or before July 1, 2025, to Logan Solomon at: logan@rutlandrpc.org

Regional Certification

The Rutland Regional Planning Commission certifies that the above requirements for Tier 1B Area Designation (10 V.S.A. § 6033(c)) have been reviewed and documented for submission to the Vermont Land Use Review Board. The Rutland Regional Planning Commission certifies if the municipality is seeking Tier 1B eligibility for a Village Area FLUA, that the Village Area FLUA is mapped in accordance with 24 V.S.A. § 4348a(a)(12)(C).

Rutland Regional Planning Commission Executive Director: Devon Neary

Signature: 

Date: 9-15-25



Municipal Request for Tier 1B Area Designation

Submit on or before July 1, 2025, to Logan Solomon at: logan@rutlandrpc.org

Municipalities and the Regional Planning Commission fill out this form to request Tier 1B Area Designation. Each element of eligibility per 10 V.S.A. § 6033(c) is outlined below and must be certified.

MUNICIPAL SECTION

Municipality Name: Town of Poultney Date of Submission: 6/12/25

Municipal Contact (Name/Position): Paul Donaldson, Town Manager

Municipal Contact Email: manager@poultneyvt.gov

Municipal Contact Phone: 802-287-9751

§ 6033(c)(1) The municipality has requested to have the area mapped for Tier 1B.

Yes, the municipality meets this requirement. Selectboard meeting minutes documenting this request are attached. A municipality may have multiple noncontiguous areas receive Tier 1B area status. Describe requested Tier 1B Area(s): Designated Downtown plus specific parcels adjoining and developable for infill.

All Downtown, Village Center, Planned Growth Area, and Village Area in the Town of Poultney

§ 6033(c)(2) The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.

Yes, the municipality meets this requirement. The letter of Confirmed Planning Process by the Regional Planning Commission Executive Director certifying a duly adopted and approved plan and planning process is attached.

Municipal Plan Adoption Date: 5/9/22

§ 6033(c)(3) The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.

Yes, the municipality meets this requirement.

Unified Development Bylaws? Yes No

If the municipality has unified development bylaws (zoning and subdivision in one document), fill in the same adoption date twice.

Zoning Bylaws Adoption Date: 12/16/24

Subdivision Regulations Adoption Date: 12/16/24

§ 6033(c)(6) The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

Yes, the municipality meets this requirement.



Municipal Request for Tier 1B Area Designation

Submit on or before July 1, 2025, to Logan Solomon at: logan@rutlandrpc.org

Municipal Certification

By signing below, the undersigned certifies that 1) the municipality requests Tier 1B Area Designation for areas eligible under 24 V.S.A. Chapter 117 and 10 V.S.A. Chapter 151 and 2) the above information is accurate and complete to their knowledge.

Authorized Municipal Official Name/Title: Jeff King, Selectboard Chair

Signature: [Handwritten Signature]

Date: 6/12/25

REGIONAL PLANNING COMMISSION SECTION

§ 6033(c)(4) The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development as defined in § 29-201 of the Vermont Flood Hazard Area and River Corridor Rule unless the municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality that are consistent with the standards established pursuant to subsection 755(b) of this title (flood hazard) and subsection 1428(b) of this title (river corridor).

Yes, the municipality meets this requirement because:

The municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality. If the bylaws are in the same document, fill in the same date twice.

Flood Hazard Bylaw Adoption Date (if applicable): _____

River Corridor Bylaw Adoption Date (if applicable): _____

OR (select one of the options below)

The municipality lacks bylaws, so all flood-risk areas are excluded from the Tier 1B area.

The municipality lacks bylaws, so all flood-risk areas, except preexisting infill development, are excluded from the Tier 1B area.

§ 6033(c)(5) 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.

Yes, the municipality meets this requirement because:

There is an existing public or community water system in the area proposed for Tier 1B.

There is an existing public or community wastewater system in the area proposed for Tier 1B.

The area proposed for Tier 1B lacks an existing wastewater system but is mapped as having an Onsite Sewage Disposal Soil Rating of Class 1, Class 2, or Class 3.



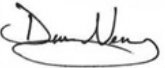
Municipal Request for Tier 1B Area Designation

Submit on or before July 1, 2025, to Logan Solomon at: logan@rutlandrpc.org

Regional Certification

The Rutland Regional Planning Commission certifies that the above requirements for Tier 1B Area Designation (10 V.S.A. § 6033(c)) have been reviewed and documented for submission to the Vermont Land Use Review Board. The Rutland Regional Planning Commission certifies if the municipality is seeking Tier 1B eligibility for a Village Area FLUA, that the Village Area FLUA is mapped in accordance with 24 V.S.A. § 4348a(a)(12)(C).

Rutland Regional Planning Commission Executive Director: Devon Neary

Signature: 

Date: 9-15-25



Municipal Request for Tier 1B Area Designation

Submit on or before July 1, 2025, to Logan Solomon at: logan@rutlandrpc.org

Municipalities and the Regional Planning Commission fill out this form to request Tier 1B Area Designation. Each element of eligibility per 10 V.S.A. § 6033(c) is outlined below and must be certified.

MUNICIPAL SECTION

Municipality Name: Town of Wallingford Date of Submission: 06/23/25

Municipal Contact (Name/Position): Sandi Switzer/Town Administrator

Municipal Contact Email: townadmin@wallingfordvt.com

Municipal Contact Phone: 802-446-2872

§ 6033(c)(1) The municipality has requested to have the area mapped for Tier 1B.

Yes, the municipality meets this requirement. Selectboard meeting minutes documenting this request are attached. A municipality may have multiple noncontiguous areas receive Tier 1B area status. Describe requested Tier 1B Area(s): _____

Wallingford only has one - in the village.

Wallingford Village Center (Rt 7/School Street area)
and associated Planned Growth Area and Village Area

§ 6033(c)(2) The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.

Yes, the municipality meets this requirement. The letter of Confirmed Planning Process by the Regional Planning Commission Executive Director certifying a duly adopted and approved plan and planning process is attached.

Municipal Plan Adoption Date: 06/04/18

§ 6033(c)(3) The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.

Yes, the municipality meets this requirement.

Unified Development Bylaws? Yes No

If the municipality has unified development bylaws (zoning and subdivision in one document), fill in the same adoption date twice.

Zoning Bylaws Adoption Date: 08/02/24

Subdivision Regulations Adoption Date: 08/02/24

§ 6033(c)(6) The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

Yes, the municipality meets this requirement.



Municipal Request for Tier 1B Area Designation

Submit on or before July 1, 2025, to Logan Solomon at: logan@rutlandrpc.org

Municipal Certification

By signing below, the undersigned certifies that 1) the municipality requests Tier 1B Area Designation for areas eligible under 24 V.S.A. Chapter 117 and 10 V.S.A. Chapter 151 and 2) the above information is accurate and complete to their knowledge.

Authorized Municipal Official Name/Title: Sandi Switzer/Town Administrator

Signature: _____

Date: 06/23/25

REGIONAL PLANNING COMMISSION SECTION

§ 6033(c)(4) The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development as defined in § 29-201 of the Vermont Flood Hazard Area and River Corridor Rule unless the municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality that are consistent with the standards established pursuant to subsection 755(b) of this title (flood hazard) and subsection 1428(b) of this title (river corridor).

Yes, the municipality meets this requirement because:

The municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality. If the bylaws are in the same document, fill in the same date twice.

Flood Hazard Bylaw Adoption Date (if applicable): _____

River Corridor Bylaw Adoption Date (if applicable): _____

OR (select one of the options below)

The municipality lacks bylaws, so all flood-risk areas are excluded from the Tier 1B area.

The municipality lacks bylaws, so all flood-risk areas, except preexisting infill development, are excluded from the Tier 1B area.

§ 6033(c)(5) 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.

Yes, the municipality meets this requirement because:

There is an existing public or community water system in the area proposed for Tier 1B.

There is an existing public or community wastewater system in the area proposed for Tier 1B.

The area proposed for Tier 1B lacks an existing wastewater system but is mapped as having an Onsite Sewage Disposal Soil Rating of Class 1, Class 2, or Class 3.



Municipal Request for Tier 1B Area Designation

Submit on or before July 1, 2025, to Logan Solomon at: logan@rutlandrpc.org

Regional Certification

The Rutland Regional Planning Commission certifies that the above requirements for Tier 1B Area Designation (10 V.S.A. § 6033(c)) have been reviewed and documented for submission to the Vermont Land Use Review Board. The Rutland Regional Planning Commission certifies if the municipality is seeking Tier 1B eligibility for a Village Area FLUA, that the Village Area FLUA is mapped in accordance with 24 V.S.A. § 4348a(a)(12)(C).

Rutland Regional Planning Commission Executive Director: Devon Neary

Signature: 

Date: 9-15-25



Municipal Request for Tier 1B Area Designation

Submit on or before July 1, 2025, to Logan Solomon at: logan@rutlandrpc.org

Municipalities and the Regional Planning Commission fill out this form to request Tier 1B Area Designation. Each element of eligibility per 10 V.S.A. § 6033(c) is outlined below and must be certified.

MUNICIPAL SECTION

Municipality Name: West Rutland Date of Submission: 6-25-2025

Municipal Contact (Name/Position): MaryAnn Goulette

Municipal Contact Email: mgoulette@westrutlandvt.org

Municipal Contact Phone: 802-438-2263

§ 6033(c)(1) The municipality has requested to have the area mapped for Tier 1B.

Yes, the municipality meets this requirement. Selectboard meeting minutes documenting this request are attached. A municipality may have multiple noncontiguous areas receive Tier 1B area status. Describe requested Tier 1B Area(s): REFER TO (COMBINED) ZONING & FUTURE LAND

USE MAP, ATTACHMENT A All Village Center and Planned Growth Area in the Town of West Rutland

§ 6033(c)(2) The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.

Yes, the municipality meets this requirement. The letter of Confirmed Planning Process by the Regional Planning Commission Executive Director certifying a duly adopted and approved plan and planning process is attached. (ATTACHMENT B)

Municipal Plan Adoption Date: 1/10/2023

§ 6033(c)(3) The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.

Yes, the municipality meets this requirement.

Unified Development Bylaws? Yes No

If the municipality has unified development bylaws (zoning and subdivision in one document), fill in the same adoption date twice.

Zoning Bylaws Adoption Date: 12/19/2022, EFFECTIVE 1/10/23

Subdivision Regulations Adoption Date: 11/7/2005

§ 6033(c)(6) The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

Yes, the municipality meets this requirement.



Municipal Request for Tier 1B Area Designation

Submit on or before July 1, 2025, to Logan Solomon at: logan@rutlandrpc.org

Municipal Certification

By signing below, the undersigned certifies that 1) the municipality requests Tier 1B Area Designation for areas eligible under 24 V.S.A. Chapter 117 and 10 V.S.A. Chapter 151 and 2) the above information is accurate and complete to their knowledge.

Authorized Municipal Official Name/Title: Chairman Select Board

Signature: [Handwritten Signature]

Date: 6/9/2025

REGIONAL PLANNING COMMISSION SECTION

§ 6033(c)(4) The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development as defined in § 29-201 of the Vermont Flood Hazard Area and River Corridor Rule unless the municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality that are consistent with the standards established pursuant to subsection 755(b) of this title (flood hazard) and subsection 1428(b) of this title (river corridor).

Yes, the municipality meets this requirement because:

The municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality. If the bylaws are in the same document, fill in the same date twice.

Flood Hazard Bylaw Adoption Date (if applicable): _____

River Corridor Bylaw Adoption Date (if applicable): _____

OR (select one of the options below)

The municipality lacks bylaws, so all flood-risk areas are excluded from the Tier 1B area.

The municipality lacks bylaws, so all flood-risk areas, except preexisting infill development, are excluded from the Tier 1B area.

§ 6033(c)(5) 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.

Yes, the municipality meets this requirement because:

There is an existing public or community water system in the area proposed for Tier 1B.

There is an existing public or community wastewater system in the area proposed for Tier 1B.

The area proposed for Tier 1B lacks an existing wastewater system but is mapped as having an Onsite Sewage Disposal Soil Rating of Class 1, Class 2, or Class 3.



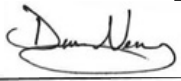
Municipal Request for Tier 1B Area Designation

Submit on or before July 1, 2025, to Logan Solomon at: logan@rutlandrpc.org

Regional Certification

The Rutland Regional Planning Commission certifies that the above requirements for Tier 1B Area Designation (10 V.S.A. § 6033(c)) have been reviewed and documented for submission to the Vermont Land Use Review Board. The Rutland Regional Planning Commission certifies if the municipality is seeking Tier 1B eligibility for a Village Area FLUA, that the Village Area FLUA is mapped in accordance with 24 V.S.A. § 4348a(a)(12)(C).

Rutland Regional Planning Commission Executive Director: Devon Neary

Signature: 

Date: 9-15-25