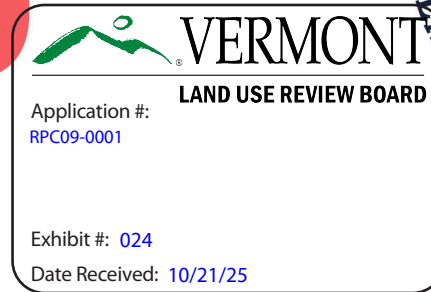


RUTLAND REGIONAL PLAN

2026



1 Poultney

2 Castleton

3 West Rutland

4 Killington

Land Use Review Board Preapplication Site Visits

The Rutland Regional Plan preapplication review includes site visits to key areas in the Region proposed for Tier 1B Act 250 exemptions and new Center or Neighborhood designations.

October 16, 2025







Site Visit

POULTNEY

 Corner of E Main & Furnace Streets, Poultney




Proposed Future Land Use Areas for Higher-Density Growth

(13% of land area)

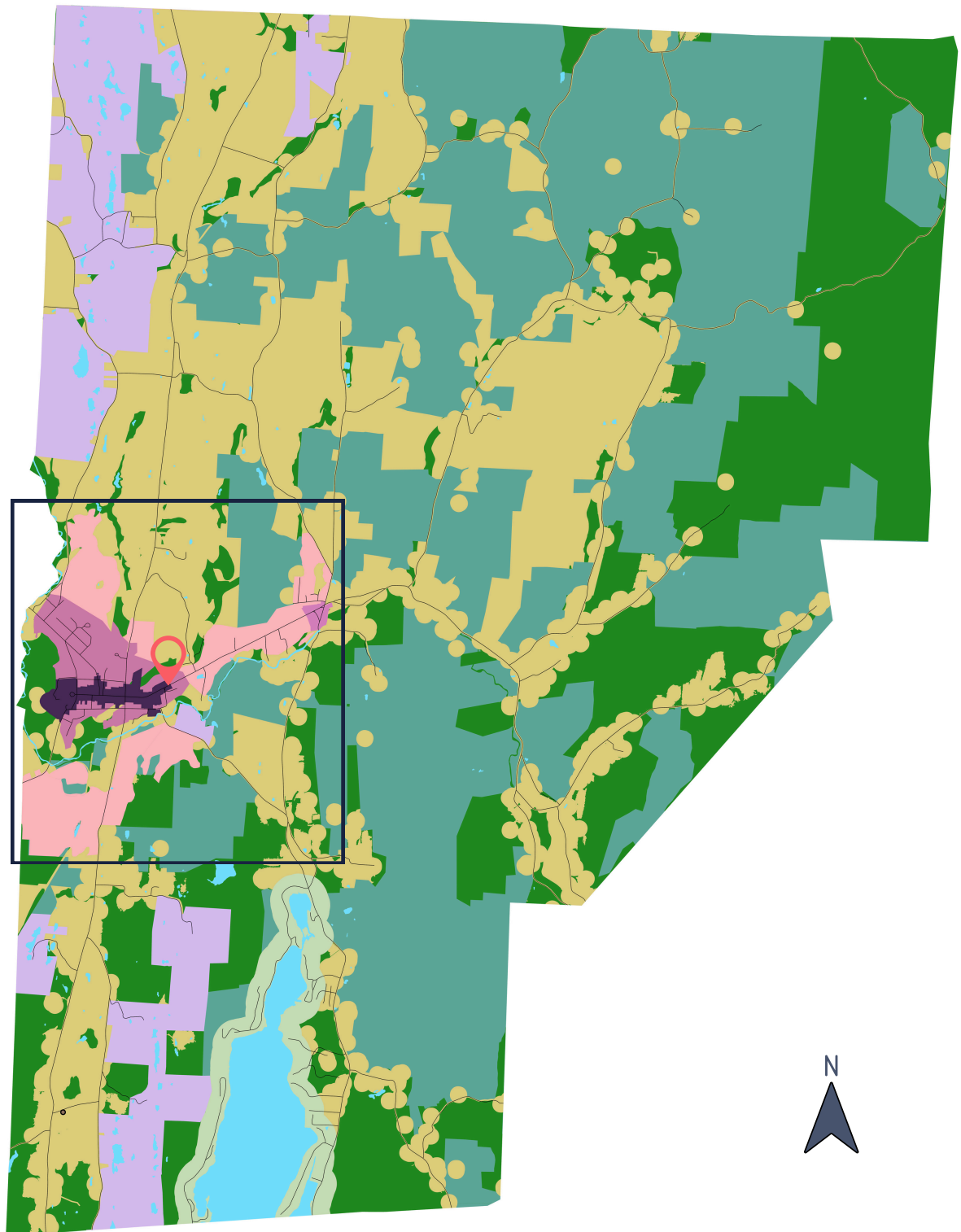
-  Downtown Center (0.4%)
-  Village Center (0.1%)
-  Planned Growth Area (1.0%)
-  Village Area (2.4%)
-  Enterprise Area (7.4%)
-  Resource-Based Recreation Area (1.9%)

Proposed Future Land Use Areas for Lower-Density Growth & Conservation

(87% of land area)

-  Rural General (30.2%)
-  Rural Agriculture & Forestry (35.9%)
-  Rural Conservation (20.7%)

The point is not just to make a map, but to designate areas in which certain priorities are furthered to achieve the **Community Economic Development Goals.**







Poultney

TIER 1B AREAS

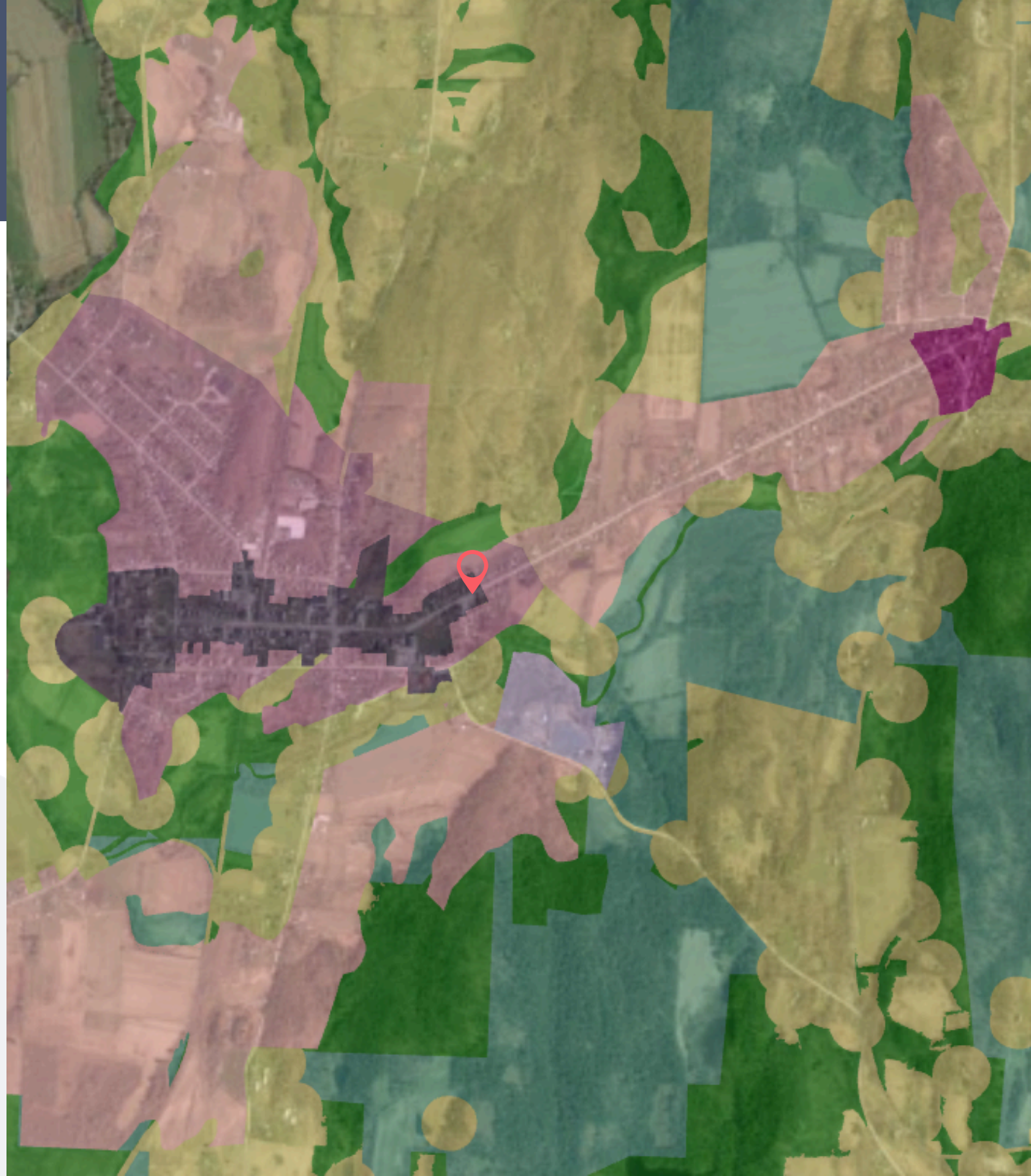
Proposed Future Land Use Areas for Tier 1B Act 250 Exemptions

(3.9% of land area)

-  Downtown Center (0.4%)
-  Village Center (0.1%)
-  Planned Growth Area (1.0%)
-  Village Area (2.4%)

Eligibility and application requirements are outlined in 10 V.S.A. 6033(c):

- 1) The municipality has requested to have the area mapped for Tier 1B.
- 2) The municipality has a duly adopted and approved plan and a confirmed planning process.
- 3) The municipality has adopted permanent zoning and subdivision bylaws.
- 4) The area excludes identified flood hazard and fluvial erosion areas, except as specified in 10 VSA 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.
- 6) The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.



Poultney DOWNTOWN

Proposed expansions to the legacy Poultney Downtown designation are to adjacent businesses and mixed use areas:

- Colburn Automotive on York Street
- East Main Street up to Poultney Veterinary Hospital
- Senior Center on Furnace Street (locally identified redevelopment potential on town-owned parcel)

24 VSA § 4348a(12)(A) Downtown or village centers: These areas are the mixed-use centers bringing together community economic activity and civic assets. They include downtowns, villages, and new town centers previously designated under chapter 76A and downtowns and village centers seeking benefits under the Community Investment Program under section 5804 of this title. The downtown or village centers are the traditional and historic central business and civic centers within planned growth areas, village areas, or may stand alone. Village centers are not required to have public water, wastewater, zoning, or subdivision bylaws.



Legacy Poultney Downtown (outlined in red) and proposed expansions would become a **Designated Center** upon LURB approval of the RRPC's application for designation.

Poultney

VILLAGE CENTER

The legacy East Poultney Village Center designation is not proposed for expansion.

24 VSA § 4348a(12)(A) Downtown or village centers: These areas are the mixed-use centers bringing together community economic activity and civic assets. They include downtowns, villages, and new town centers previously designated under chapter 76A and downtowns and village centers seeking benefits under the Community Investment Program under section 5804 of this title. The downtown or village centers are the traditional and historic central business and civic centers within planned growth areas, village areas, or may stand alone. Village centers are not required to have public water, wastewater, zoning, or subdivision bylaws.










Legacy East Poultney Village Center (outlined in orange) would become a **Designated Center** upon LURB approval of the RRPC's application for designation.



Denotes that the proposed Planned Growth Area in Poultney was evaluated against applicable state law to ensure complete adherence to statutory criteria. This process demonstrates consistency with state planning objectives.

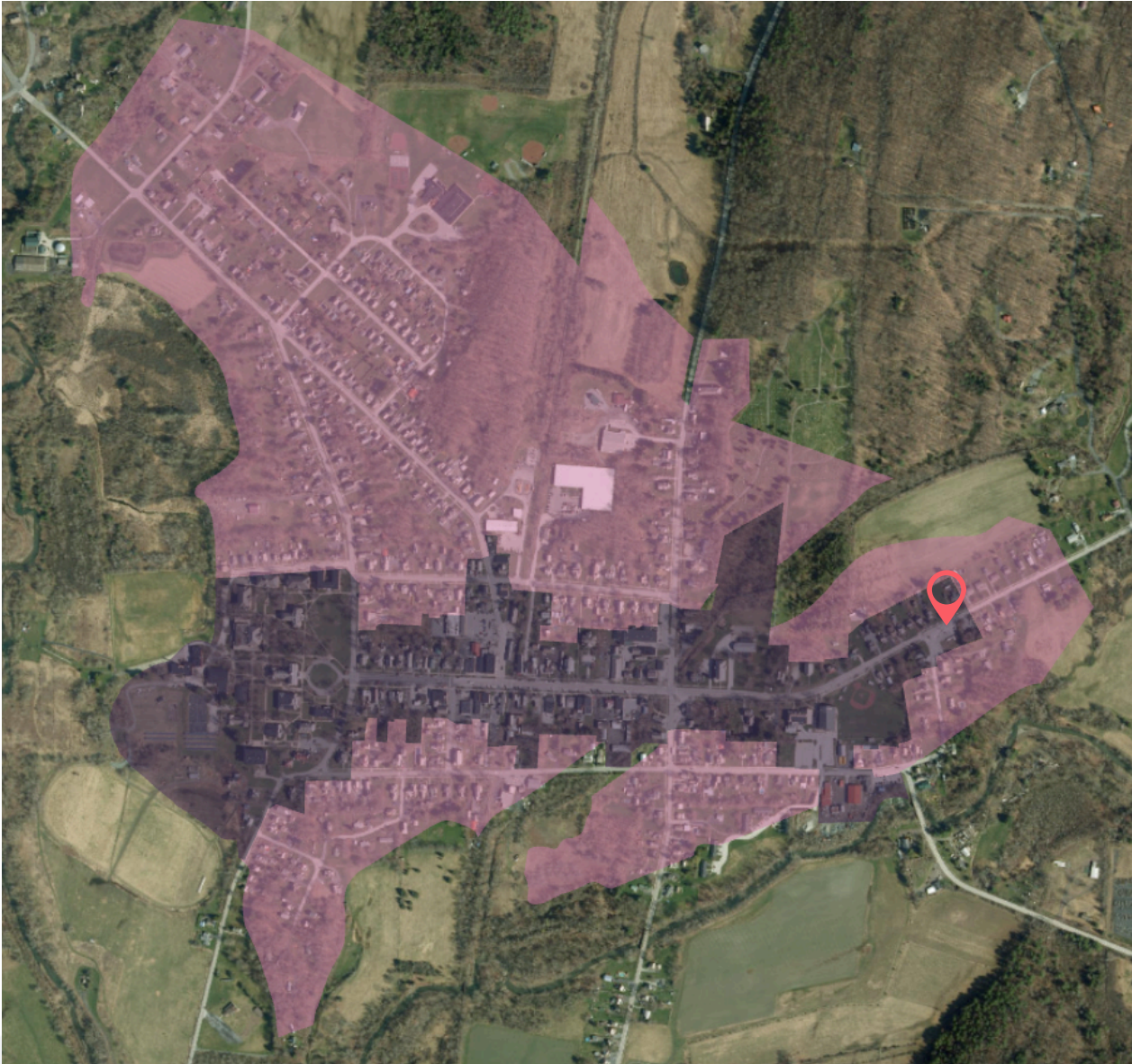
24 VSA § 4348a(12)(B) Planned growth areas: These areas include the high-density existing settlement and future growth areas with high concentrations of population, housing, and employment in each region and town, as appropriate. They include a mix of historic and nonhistoric commercial, residential, and civic or cultural sites with active streetscapes, supported by land development regulations; public water or wastewater, or both; and multimodal transportation systems. These areas include new town centers, downtowns, village centers, growth centers, and neighborhood development areas previously designated under chapter 76A of this title. These areas should generally meet the smart growth principles definition in chapter 139 of this title and the following criteria:

-  (i) The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with section 4350 of this title and has adopted bylaws and regulations in accordance with sections 4414, 4418, and 4442 of this title.
-  (ii) This area is served by public water or wastewater infrastructure.
-  (iii) The area is generally within walking distance from the municipality's or an adjacent municipality's downtown, village center, new town center, or growth center.
-  (iv) The area excludes identified flood hazard and river corridor areas, except those areas containing preexisting development in areas suitable for infill development as defined in section 29-201 of the Vermont Flood Hazard Area and River Corridor Rule.
-  (v) The municipal plan indicates that this area is intended for higher-density residential and mixed-use development.
-  (vi) The area provides for housing that meets the needs of a diversity of social and income groups in the community.
-  (vii) 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.

Poultney

PLANNED GROWTH

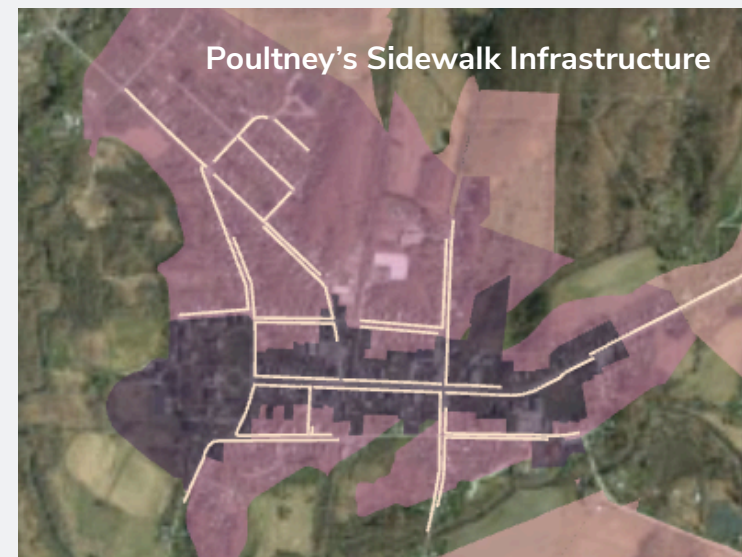
The Planned Growth Area encompasses high-density neighborhoods with a mix of residential, commercial, and civic uses that are adjacent to Downtown. The area is fully served by public water and wastewater, supports walkability with existing sidewalks, and adheres to Smart Growth principles.



The Planned Growth Area includes the mapped public water and wastewater service areas, except for those areas mapped by FEMA as Flood Hazards and by DEC as River Corridors.

This area is zoned Village Residential, Future Utility District, and Industrial.






The Planned Growth & Village Areas would become a **Designated Neighborhood** upon LURB approval of the RRPC's application for designation.





Denotes that the proposed Village Areas in Poultney were evaluated against applicable state law to ensure complete adherence to statutory criteria. This process demonstrates consistency with state planning objectives.

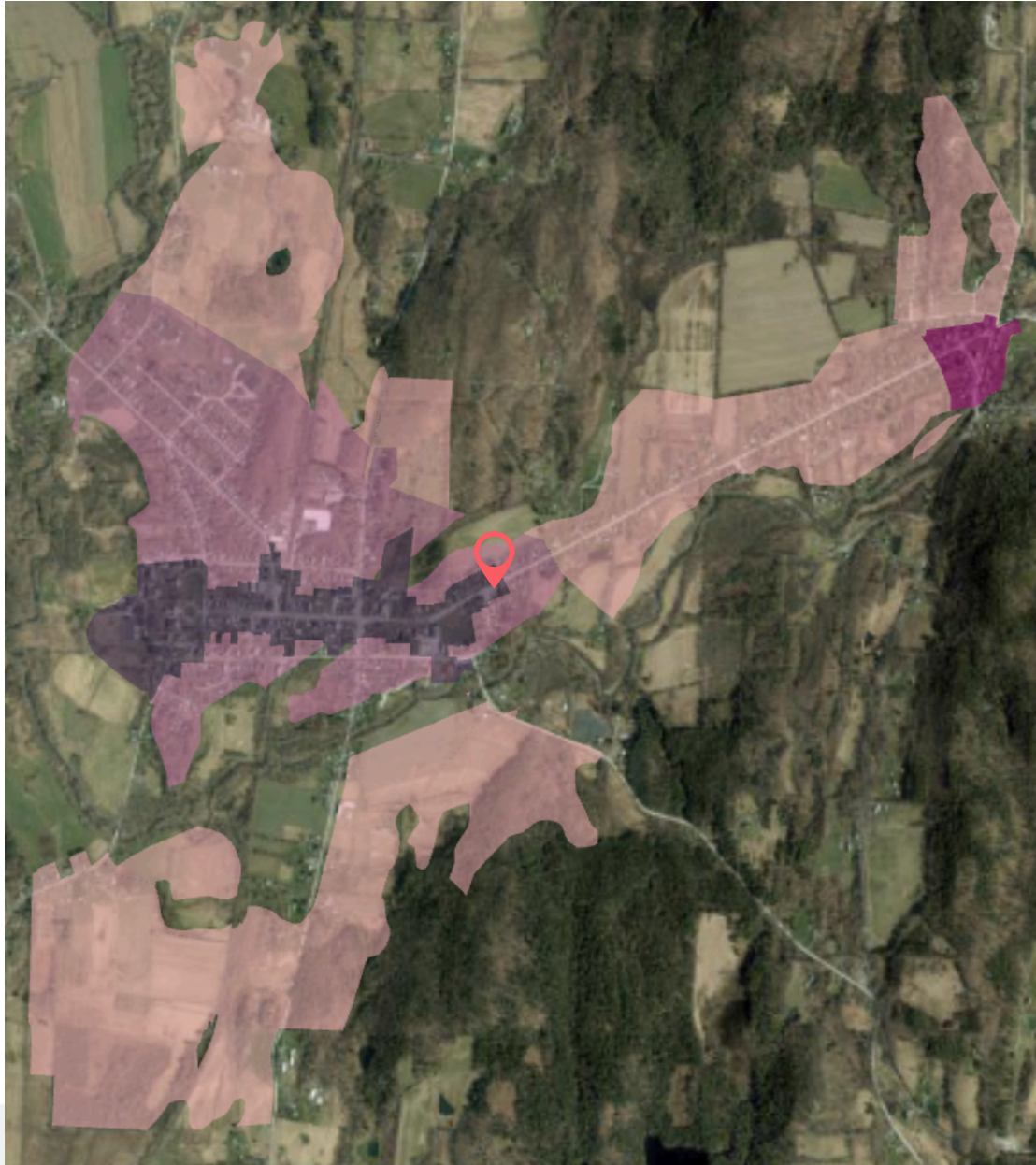
24 VSA § 4348a(12)(C) Village areas: These areas include the traditional settlement area or a proposed new settlement area, typically composed of a cohesive mix of residential, civic, religious, commercial, and mixed-use buildings, arranged along a main street and intersecting streets that are within walking distance for residents who live within and surrounding the core. These areas include existing village center designations and similar areas statewide, but this area is larger than the village center designation. Village areas shall meet the following criteria:

-  (i) The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with section 4350 of this title.
-  (ii) The municipality has adopted bylaws and regulations in accordance with sections 4414, 4418, and 4442 of this title.
-  (iii) 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 10 V.S.A. § 755b (flood hazard) and 10 V.S.A. § 1428(b) (river corridor), the area excludes identified flood hazard and river corridors, 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.
-  (iv) The municipality has either municipal water or wastewater. If no public wastewater is available, the area must have soils that are adequate for wastewater disposal.
-  (v) The area has some opportunity for infill development or new development areas where the village can grow and be flood resilient.

Poultney

VILLAGE AREAS

The Village Areas encompass the adjacent lands surrounding Downtown that provide opportunities for modest future growth or infill.



The Village Areas support medium-density development, with a minimum lot size of 1 acre in the Industrial and Residential 1-Acre local zoning districts, and a minimum lot size of 25,000 square feet in the Utility zoning district.

The Village Areas exclude areas mapped by FEMA as Flood Hazards and by DEC as River Corridors.

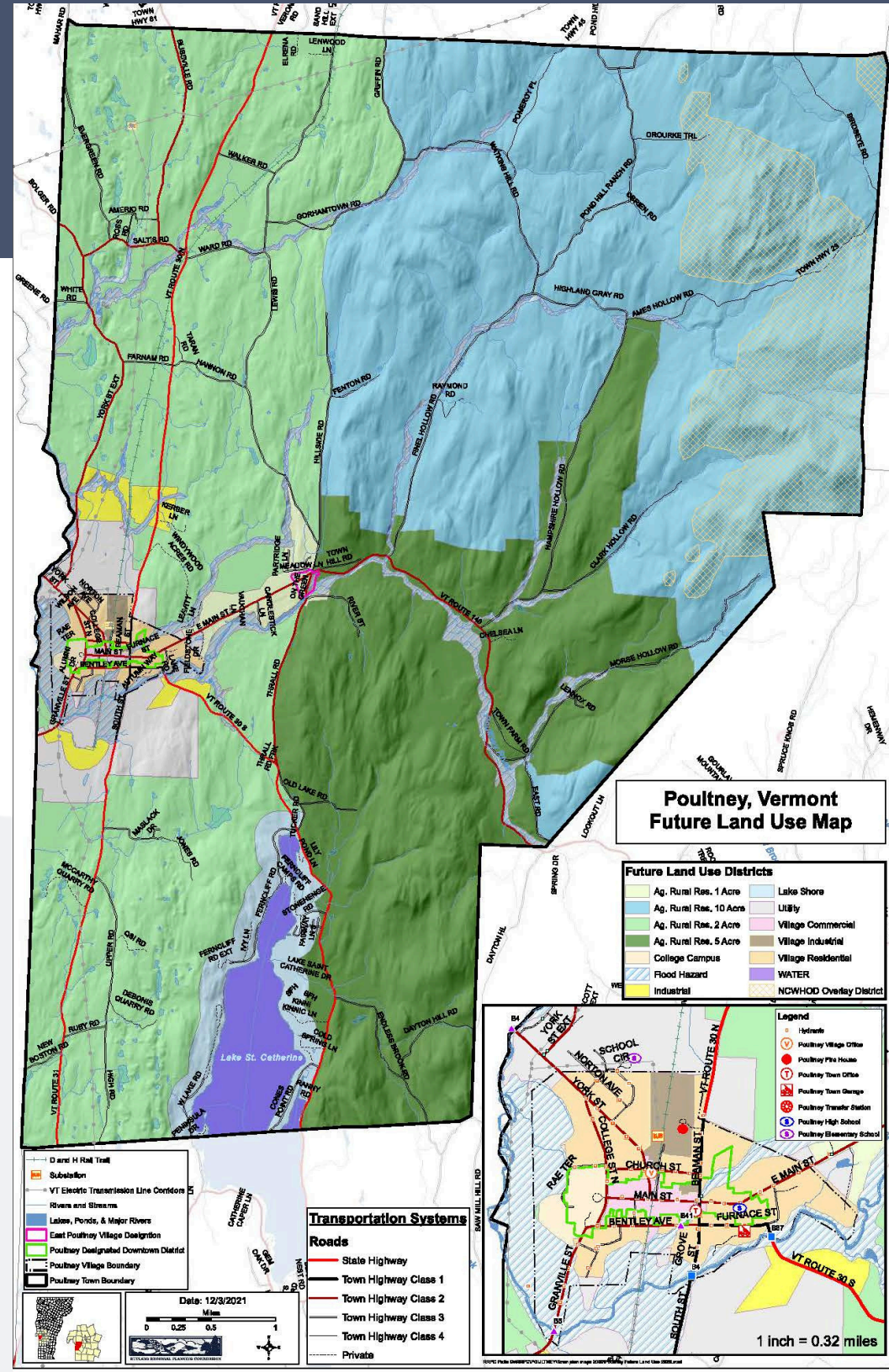
This area is zoned Future Utility District, Ag. Rural Residential 1 Acre, and Industrial.

The Planned Growth & Village Areas would become a **Designated Neighborhood** upon LURB approval of the RRPC's application for designation.

Poultney

ALIGNMENT

The proposed regional future land use areas were developed using the VAPDA methodology, with input from the municipality, and are consistent with Poultney's local zoning districts and Town Plan.



Learn More & Share Your Thoughts



rutlandrpc.org/plan2026



plan2026@rutlandrpc.org

Together we're crafting a collaborative guide for a healthy, equitable, and resilient region with strategies to achieve coordinated and efficient community economic development.



RUTLAND REGIONAL PLAN

2026



Land Use Review Board Preapplication Site Visits

The Rutland Regional Plan preapplication review includes site visits to key areas in the Region proposed for Tier 1B Act 250 exemptions and new Center or Neighborhood designations.

October 16, 2025

1 Poultney

2 Castleton

3 West Rutland

4 Killington

Site Visit

CASTLETON

 Park Street, Castleton




Proposed Future Land Use Areas for Higher-Density Growth

(12% of land area)

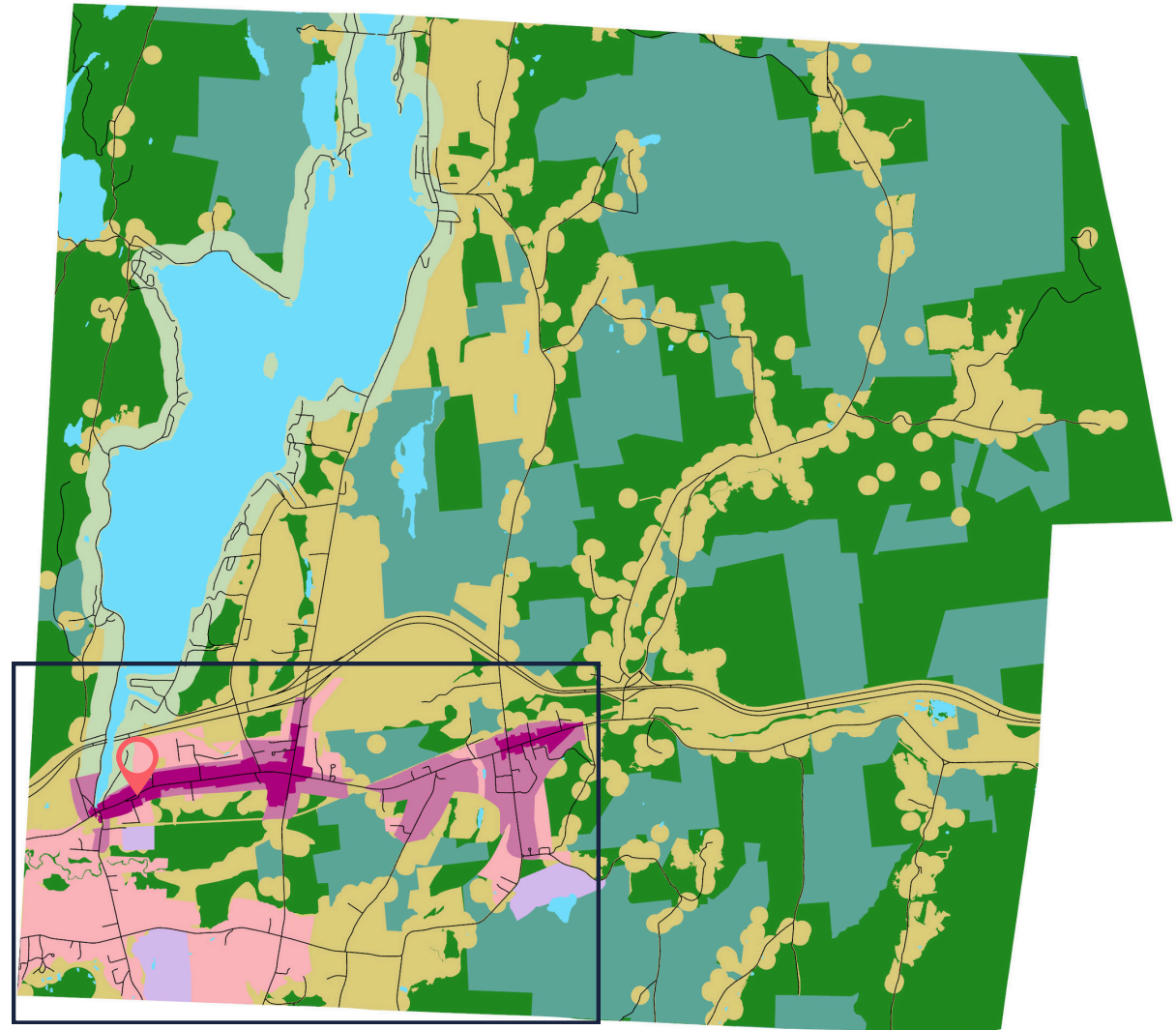
-  Village Center (0.7%)
-  Planned Growth Area (1.8%)
-  Village Area (3.8%)
-  Enterprise Area (0.7%)
-  Resource-Based Recreation Area (4.8%)

Proposed Future Land Use Areas for Lower-Density Growth & Conservation

(88% of land area)

-  Rural General (25.5%)
-  Rural Agriculture & Forestry (29.2%)
-  Rural Conservation (33.3%)

The point is not just to make a map, but to designate areas in which certain priorities are furthered to achieve the **Community Economic Development Goals.**



Castleton

TIER 1B AREAS

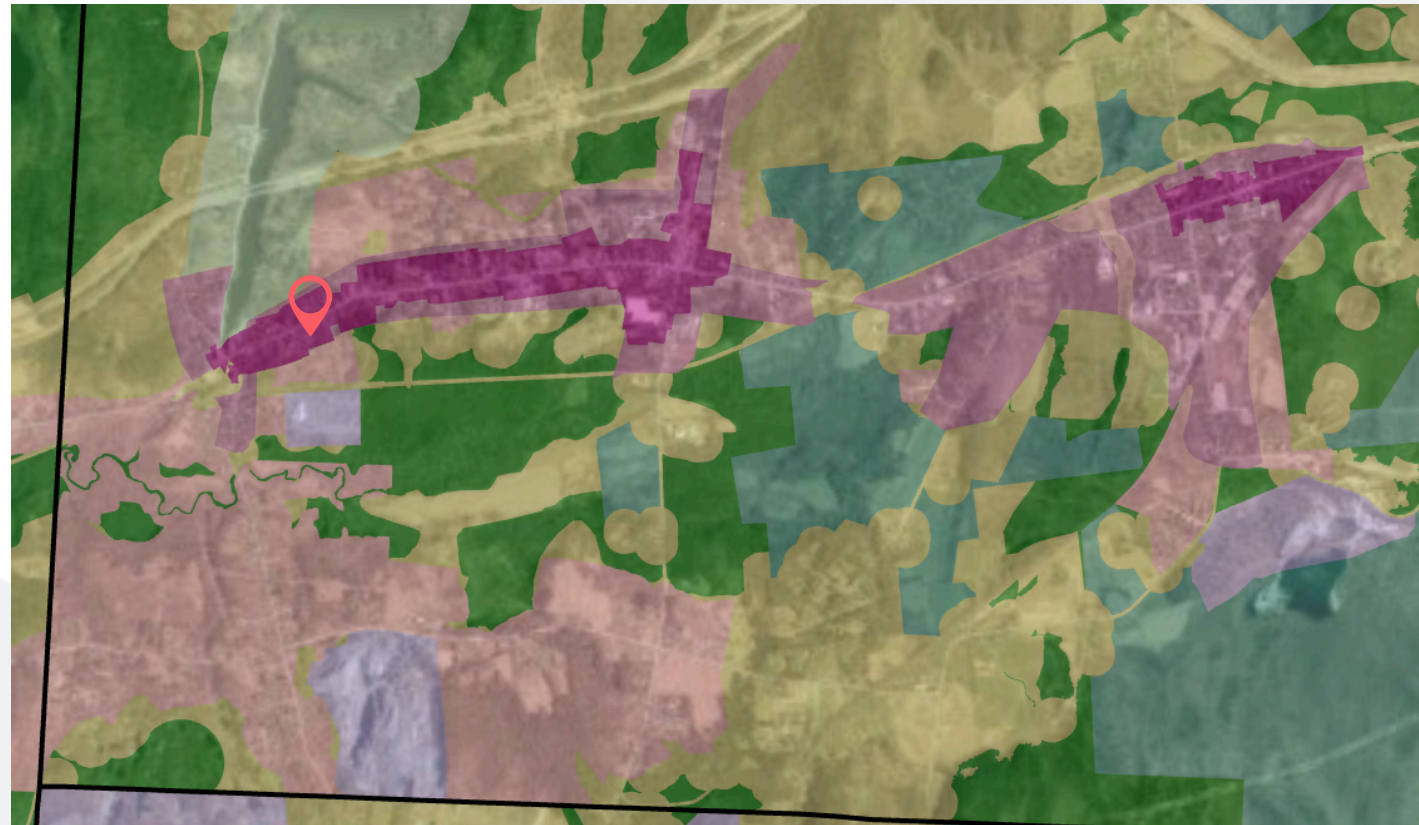
Proposed Future Land Use Areas for Tier 1B Act 250 Exemptions

(6.3% of land area)

- Village Center (0.7%)
- Planned Growth Area (1.8%)
- Village Area (3.8%)

Eligibility and application requirements are outlined in 10 V.S.A. 6033(c):

- 1) The municipality has requested to have the area mapped for Tier 1B.
- 2) The municipality has a duly adopted and approved plan and a confirmed planning process.
- 3) The municipality has adopted permanent zoning and subdivision bylaws.
- 4) The area excludes identified flood hazard and fluvial erosion areas, except as specified in 10 VSA 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.
- 6) The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.



Castleton

VILLAGE CENTER 1

Proposed expansions to the legacy Hydeville and Castleton Corners Village Center designations are mixed-use areas with commercial buildings that connect the two legacy Village Centers on Route 4A. The expansion is locally planned for mixed-use and commercial development as it is in the Village Commercial zoning district.

24 VSA § 4348a(12)(A) Downtown or village centers: These areas are the mixed-use centers bringing together community economic activity and civic assets. They include downtowns, villages, and new town centers previously designated under chapter 76A and downtowns and village centers seeking benefits under the Community Investment Program under section 5804 of this title. The downtown or village centers are the traditional and historic central business and civic centers within planned growth areas, village areas, or may stand alone. Village centers are not required to have public water, wastewater, zoning, or subdivision bylaws.



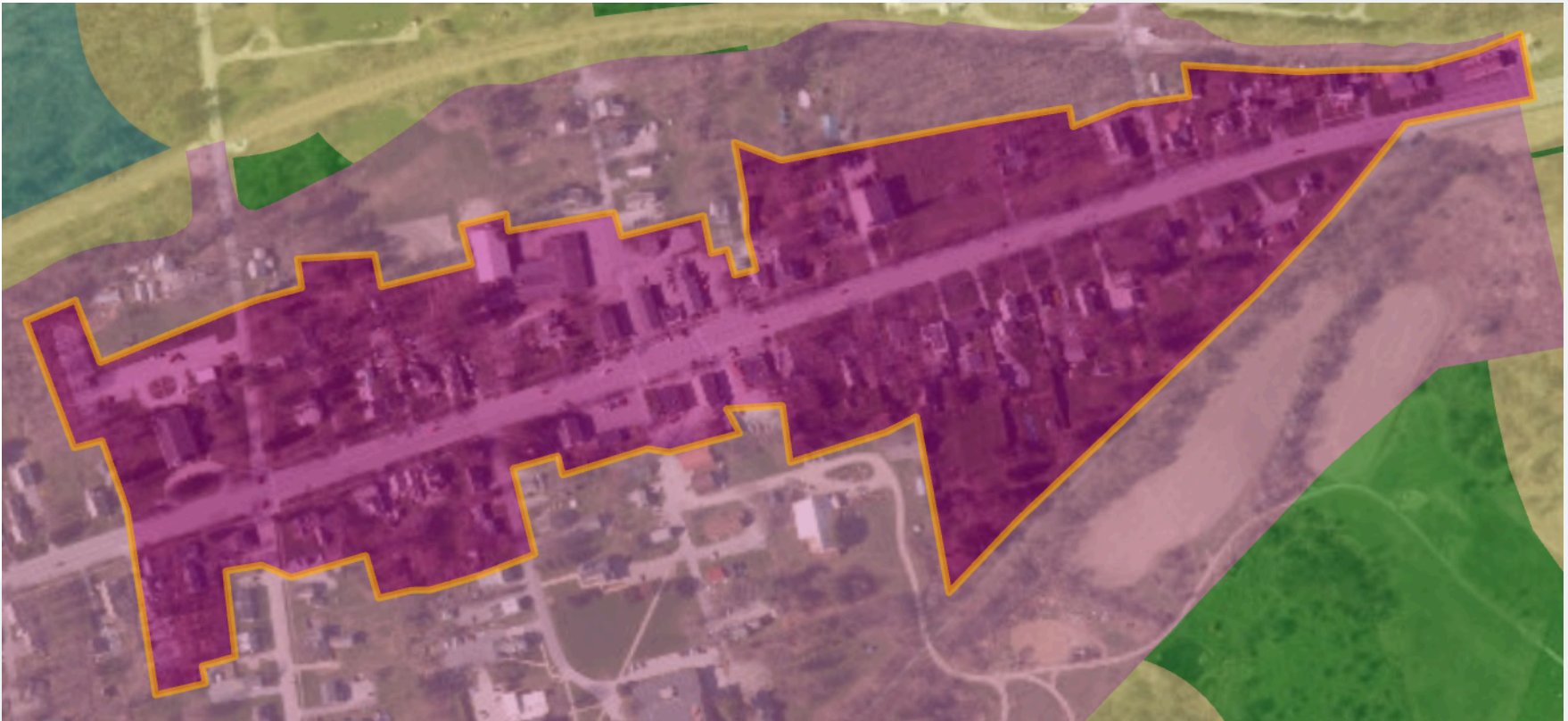
Legacy Hydeville (left) and Castleton Corners (right) Village Centers (outlined in orange) and proposed expansion connecting the two would become a **Designated Center** upon LURB approval of the RRPC's application for designation.

Castleton

VILLAGE CENTER 2

The legacy Castleton Village Center designation is not proposed for expansion.

24 VSA § 4348a(12)(A) Downtown or village centers: These areas are the mixed-use centers bringing together community economic activity and civic assets. They include downtowns, villages, and new town centers previously designated under chapter 76A and downtowns and village centers seeking benefits under the Community Investment Program under section 5804 of this title. The downtown or village centers are the traditional and historic central business and civic centers within planned growth areas, village areas, or may stand alone. Village centers are not required to have public water, wastewater, zoning, or subdivision bylaws.



Legacy Castleton Village Center (outlined in orange) would become a **Designated Center** upon LURB approval of the RRPC's application for designation.








Castleton

PLANNED GROWTH



Denotes that the proposed Planned Growth Area in Castleton was evaluated against applicable state law to ensure complete adherence to statutory criteria. This process demonstrates consistency with state planning objectives.

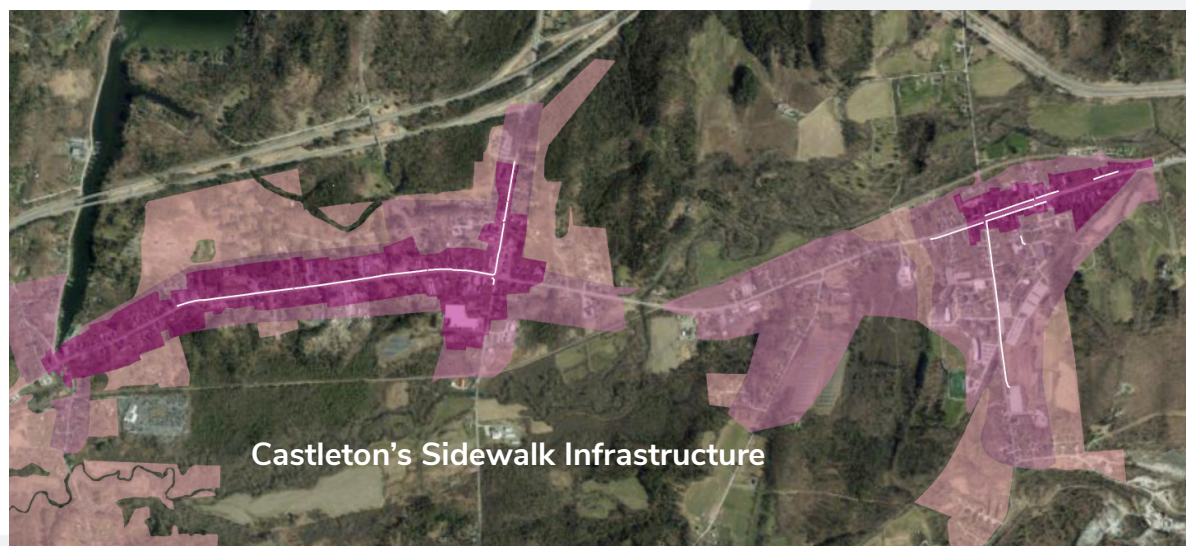
24 VSA § 4348a(12)(B) Planned growth areas: These areas include the high-density existing settlement and future growth areas with high concentrations of population, housing, and employment in each region and town, as appropriate. They include a mix of historic and nonhistoric commercial, residential, and civic or cultural sites with active streetscapes, supported by land development regulations; public water or wastewater, or both; and multimodal transportation systems. These areas include new town centers, downtowns, village centers, growth centers, and neighborhood development areas previously designated under chapter 76A of this title. These areas should generally meet the smart growth principles definition in chapter 139 of this title and the following criteria:

-  (i) The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with section 4350 of this title and has adopted bylaws and regulations in accordance with sections 4414, 4418, and 4442 of this title.
-  (ii) This area is served by public water or wastewater infrastructure.
-  (iii) The area is generally within walking distance from the municipality's or an adjacent municipality's downtown, village center, new town center, or growth center.
-  (iv) The area excludes identified flood hazard and river corridor areas, except those areas containing preexisting development in areas suitable for infill development as defined in section 29-201 of the Vermont Flood Hazard Area and River Corridor Rule.
-  (v) The municipal plan indicates that this area is intended for higher-density residential and mixed-use development.
-  (vi) The area provides for housing that meets the needs of a diversity of social and income groups in the community.
-  (vii) 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.

Castleton

PLANNED GROWTH

The Planned Growth Area encompasses high-density neighborhoods with a mix of residential, commercial, civic, and educational (State University of Vermont-Castleton Campus) land uses that are adjacent to Village Centers. The area is fully served by public wastewater, partially served by public water, supports walkability with existing sidewalks, and adheres to Smart Growth principles.



The Planned Growth Area includes the mapped public water and wastewater service areas, except for those areas mapped by FEMA as Flood Hazards and by DEC as River Corridors.

This area is zoned Residential 20,000 SF, Village Commercial, College Campus, and Industrial.

The Planned Growth & Village Areas would become a **Designated Neighborhood** upon LURB approval of the RRPC's application for designation.






Castleton

VILLAGE AREAS



Denotes that the proposed Village Areas in Castleton were evaluated against applicable state law to ensure complete adherence to statutory criteria. This process demonstrates consistency with state planning objectives.

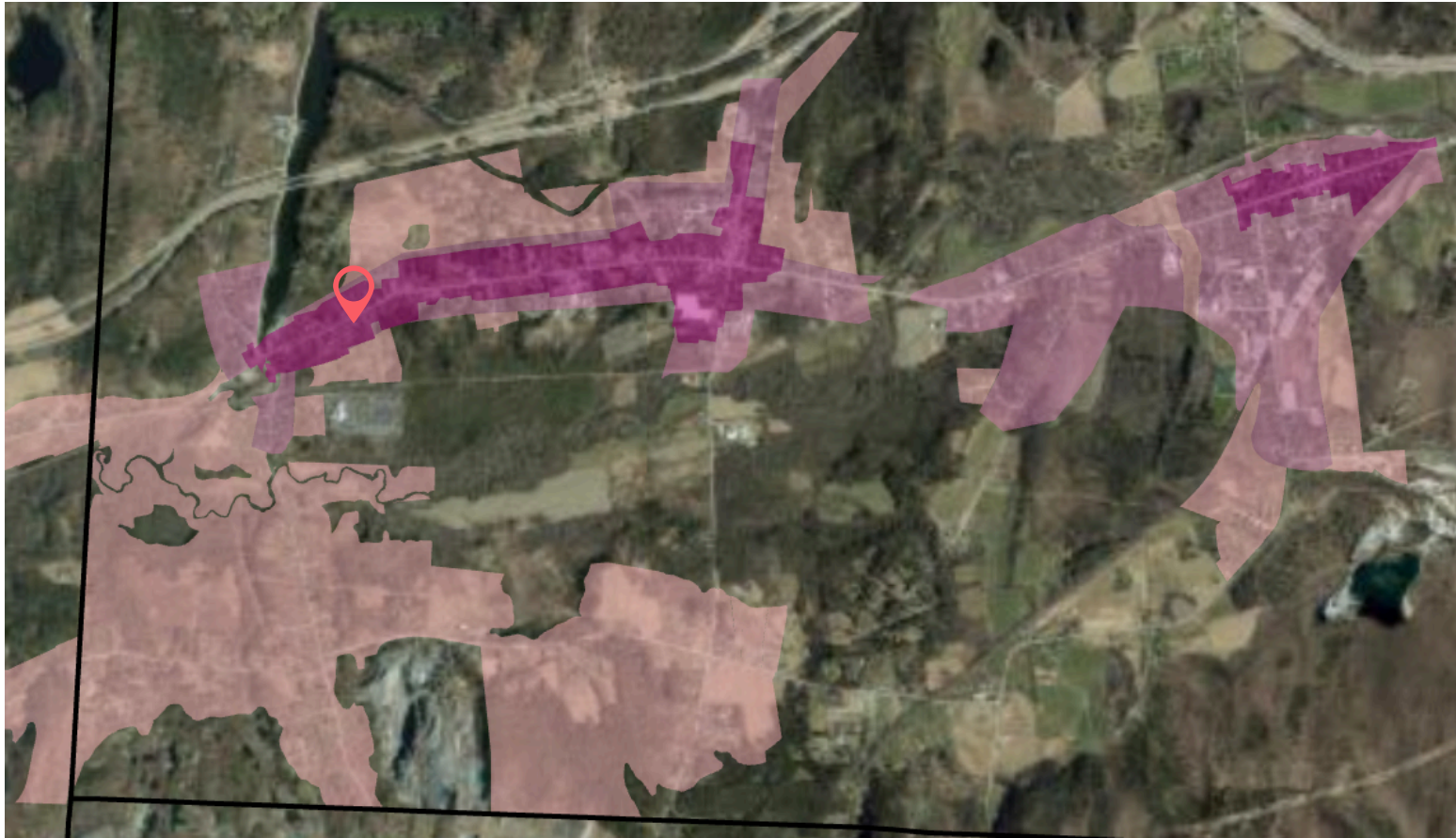
24 VSA § 4348a(12)(C) Village areas: These areas include the traditional settlement area or a proposed new settlement area, typically composed of a cohesive mix of residential, civic, religious, commercial, and mixed-use buildings, arranged along a main street and intersecting streets that are within walking distance for residents who live within and surrounding the core. These areas include existing village center designations and similar areas statewide, but this area is larger than the village center designation. Village areas shall meet the following criteria:

-  (i) The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with section 4350 of this title.
-  (ii) The municipality has adopted bylaws and regulations in accordance with sections 4414, 4418, and 4442 of this title.
-  (iii) 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 10 V.S.A. § 755b (flood hazard) and 10 V.S.A. § 1428(b) (river corridor), the area excludes identified flood hazard and river corridors, 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.
-  (iv) The municipality has either municipal water or wastewater. If no public wastewater is available, the area must have soils that are adequate for wastewater disposal.
-  (v) The area has some opportunity for infill development or new development areas where the village can grow and be flood resilient.

Castleton

VILLAGE AREAS

The Village Areas encompass the adjacent lands surrounding the Village Centers that provide opportunities for modest future growth or infill.



The Planned Growth & Village Areas would become a **Designated Neighborhood** upon LURB approval of the RRPC's application for designation.

The Village Areas support new or infill development to the extent that there are no substantial conflicts with natural resources, like floodplains and wetlands. The area is primarily zoned Residential 40,000 SF and Rural Residential 2 Acre.














Castleton has adopted flood hazard and river corridor bylaws, applicable to the entire municipality, that are consistent with the standards established pursuant to 10 V.S.A. §755b (flood hazard) and 10 V.S.A. § 1428(b) (river corridor). As a result, flood hazard and river corridor areas are included within the Village Area if all other applicable criteria are met.

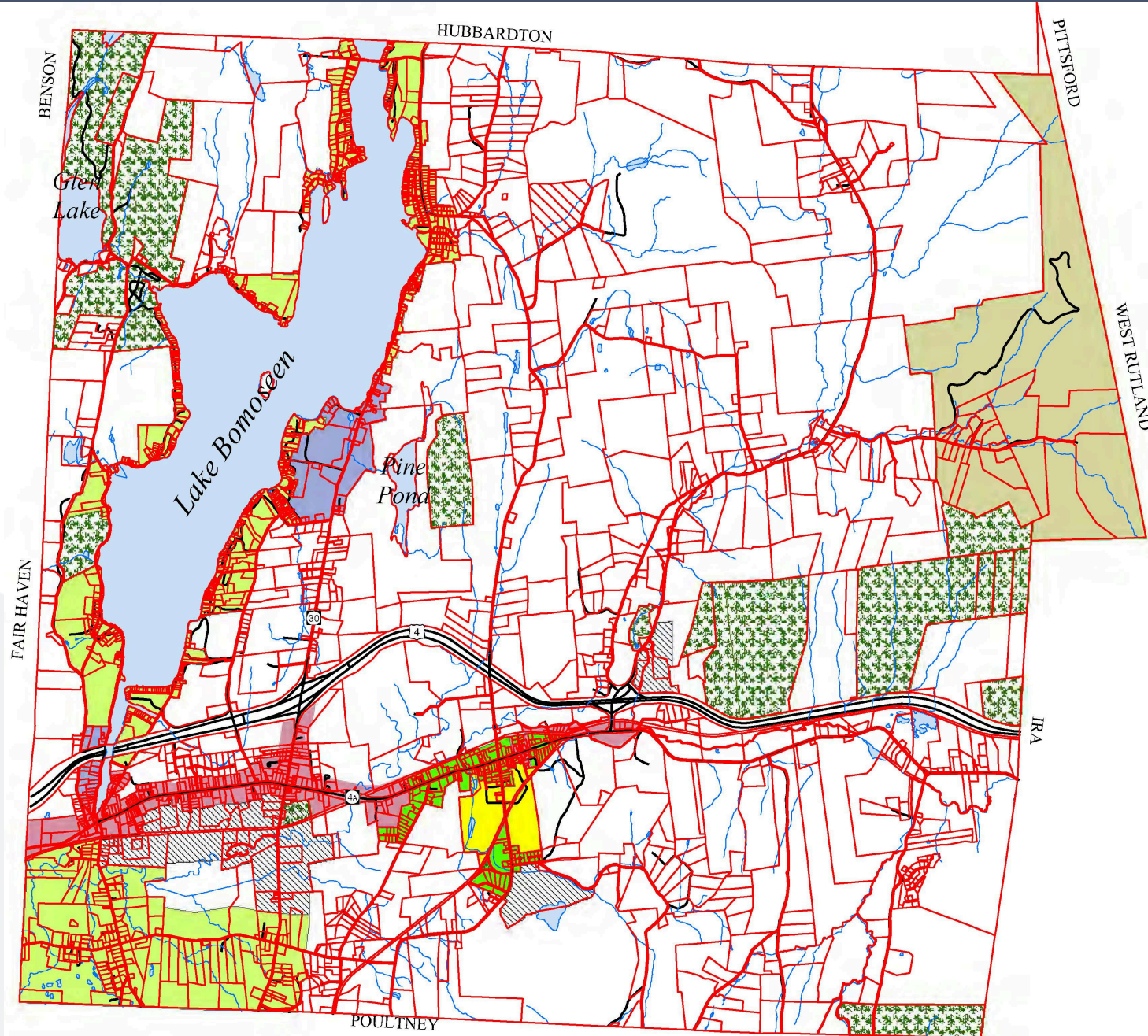
Castleton

ALIGNMENT

The proposed regional future land use areas were developed using the VAPDA methodology, with input from the municipality, and are consistent with Castleton's local zoning districts and Town Plan.

Castleton Zoning Districts & Future Land Use Areas

-  Roads
-  Surface Water
-  Parcels 2003
- Zoning Districts**
-  College Campus
-  Industrial
-  Recreation/Commercial
-  Residential 20,000 sq ft
-  Residential 40,000 sq ft
-  Rural Residential 2 Acre
-  Rural Residential 5 Acre
-  Village Commercial
-  Water
-  State Lands



Learn More & Share Your Thoughts



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RUTLAND REGIONAL PLAN

2026



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October 16, 2025

1 Poultney

2 Castleton

3 West Rutland

4 Killington




Site Visit

WEST RUTLAND

 100 Westway Mall Drive, West Rutland




Proposed Future Land Use Areas for Higher-Density Growth

(8% of land area)

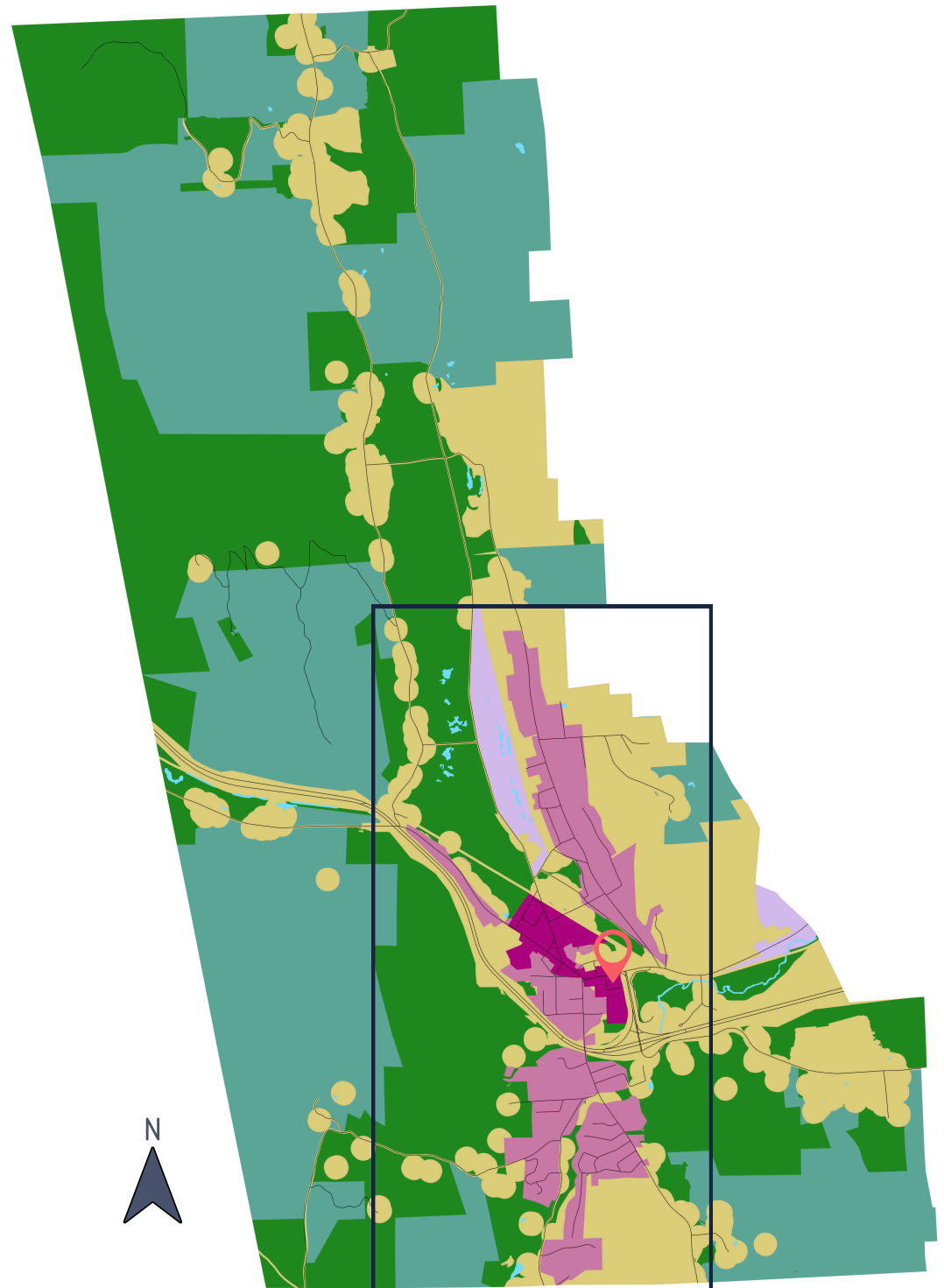
-  Village Center (0.8%)
-  Planned Growth Area (5.5%)
-  Enterprise Area (1.2%)

Proposed Future Land Use Areas for Lower-Density Growth & Conservation

(92% of land area)

-  Rural General (22.5%)
-  Rural Agriculture & Forestry (38.1%)
-  Rural Conservation (31.8%)

The point is not just to make a map, but to designate areas in which certain priorities are furthered to achieve the **Community Economic Development Goals.**



West Rutland

TIER 1B AREAS

Proposed Future Land Use Areas for Tier 1B Act 250 Exemptions

(6.3% of land area)

 Village Center (0.8%)

 Planned Growth Area (5.5%)

Eligibility and application requirements are outlined in 10 V.S.A. 6033(c):

- 1) The municipality has requested to have the area mapped for Tier 1B.
- 2) The municipality has a duly adopted and approved plan and a confirmed planning process.
- 3) The municipality has adopted permanent zoning and subdivision bylaws.
- 4) The area excludes identified flood hazard and fluvial erosion areas, except as specified in 10 VSA 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.
- 6) The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.



West Rutland

VILLAGE CENTER

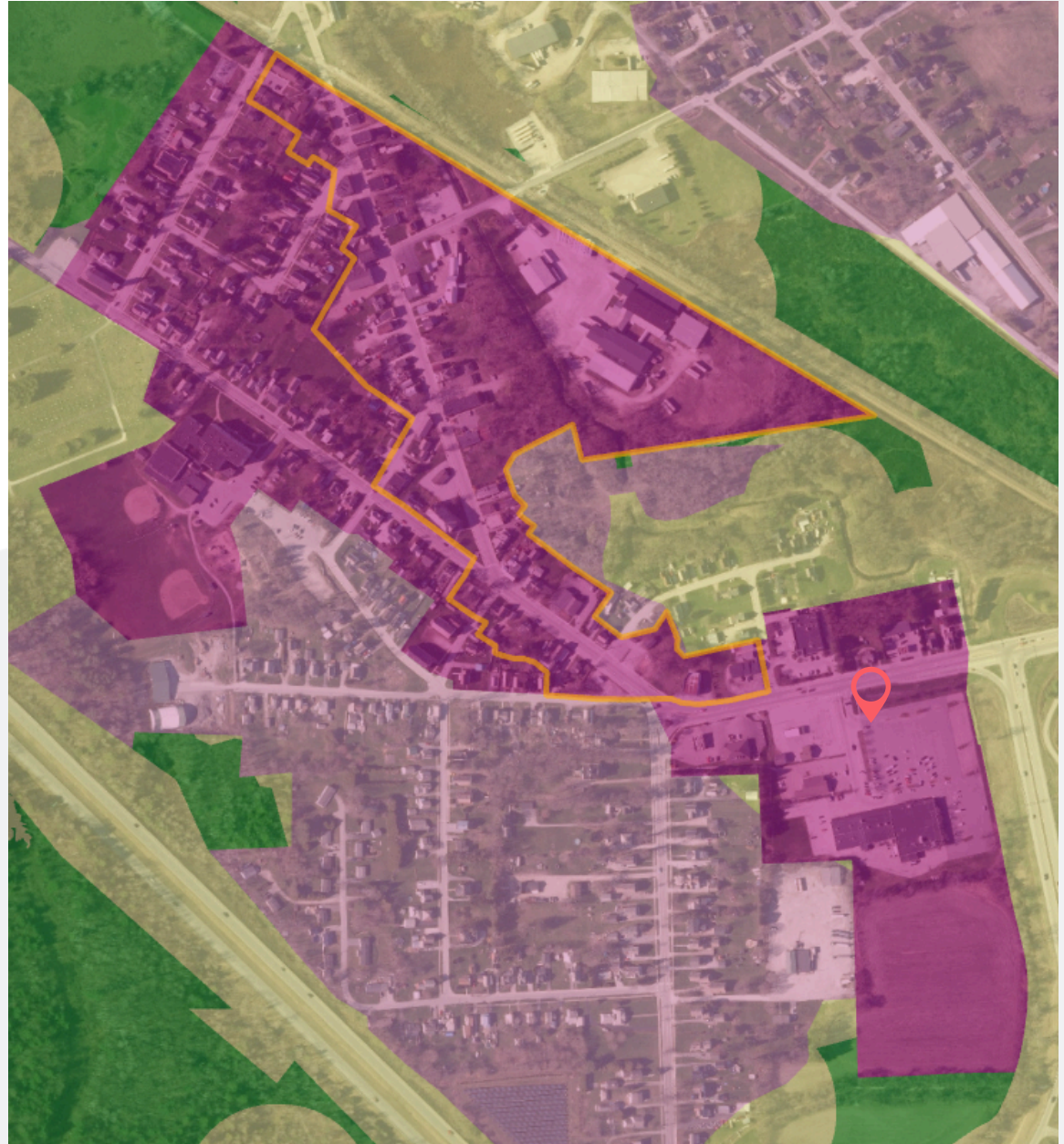
Legacy West Rutland Village Center (outlined in orange) and proposed expansion would become a **Designated Center** upon LURB approval of the RRPC's application for designation.

24 VSA § 4348a(12)(A) Downtown or village centers:

These areas are the mixed-use centers bringing together community economic activity and civic assets. They include downtowns, villages, and new town centers previously designated under chapter 76A and downtowns and village centers seeking benefits under the Community Investment Program under section 5804 of this title. The downtown or village centers are the traditional and historic central business and civic centers within planned growth areas, village areas, or may stand alone. Village centers are not required to have public water, wastewater, zoning, or subdivision bylaws.

Proposed expansions to the legacy West Rutland Village Center designation are to adjacent mixed-use areas:

- Along Main Street up to the Barnes Street intersection. This expansion includes West Rutland School and St. Stanislaus Kostakas Church.
- Barnes Street is included with the boundary stopping at the railroad tracks (parallel to the legacy boundary).
- Extended up Chapel Street to the United Church of West Rutland.
- Along Route 4A to include the Walgreens, Stewarts, and Westway Mall.



West Rutland VILLAGE CENTER

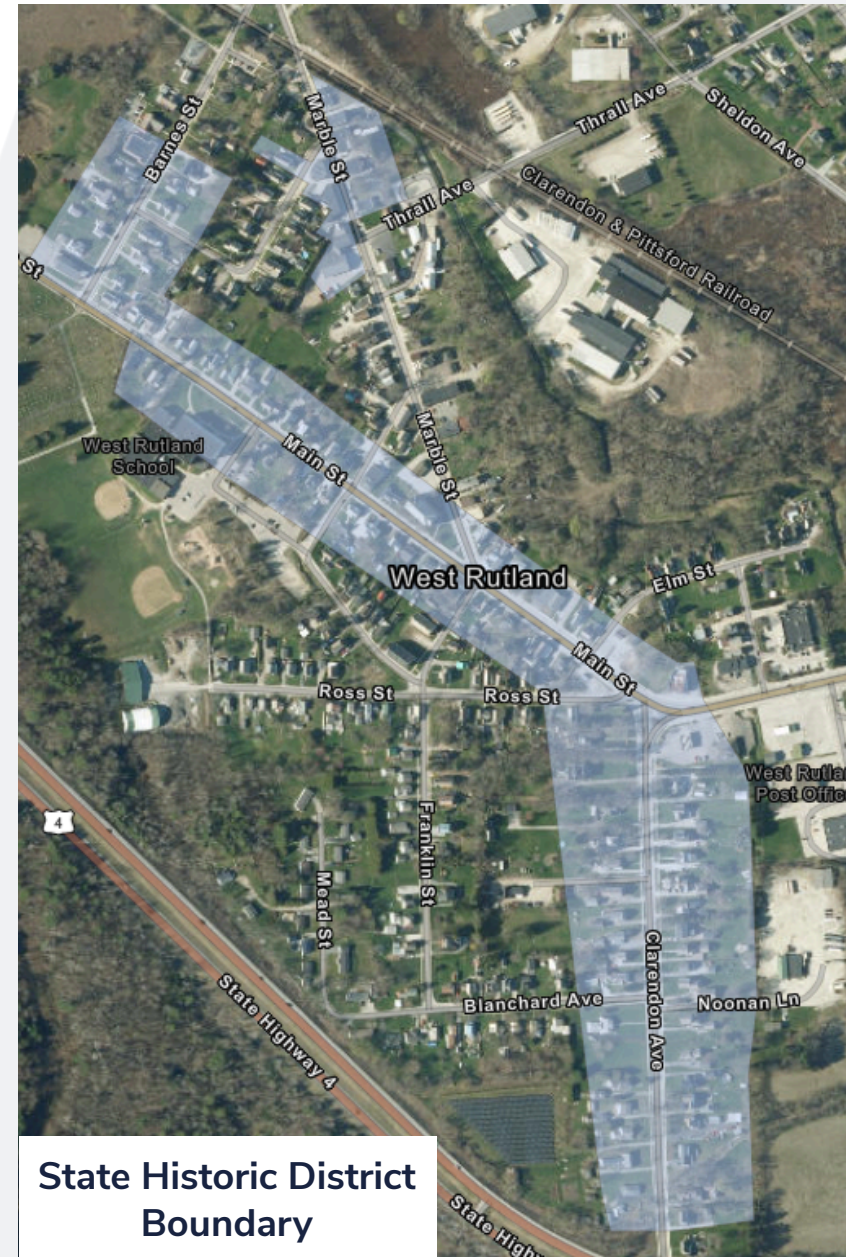
All proposed expansions to the legacy West Rutland Village Center are part of the local Village or Commercial zoning districts, meaning the area is planned as a mixed-use center.

Westway Mall Site Concept



The **Westway Mall Site Concept** depicts the addition of mixed-use buildings behind the grocery store. This concept is part of the 2018 West Rutland Village Master Plan, which regards this parcel as a 'large parcel opportunity'. This locally identified redevelopment opportunity strengthens the Village Center's role as a center of community and economic activity.

The **State Historic District Boundary** demonstrates that the inclusion of Main Street and Barnes Street in the Village Center aligns with the community's 'historic' core.



**State Historic District
Boundary**








West Rutland

PLANNED GROWTH



Denotes that the proposed Planned Growth Area in West Rutland was evaluated against applicable state law to ensure complete adherence to statutory criteria. This process demonstrates consistency with state planning objectives.

24 VSA § 4348a(12)(B) Planned growth areas: These areas include the high-density existing settlement and future growth areas with high concentrations of population, housing, and employment in each region and town, as appropriate. They include a mix of historic and nonhistoric commercial, residential, and civic or cultural sites with active streetscapes, supported by land development regulations; public water or wastewater, or both; and multimodal transportation systems. These areas include new town centers, downtowns, village centers, growth centers, and neighborhood development areas previously designated under chapter 76A of this title. These areas should generally meet the smart growth principles definition in chapter 139 of this title and the following criteria:

-  (i) The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with section 4350 of this title and has adopted bylaws and regulations in accordance with sections 4414, 4418, and 4442 of this title.
-  (ii) This area is served by public water or wastewater infrastructure.
-  (iii) The area is generally within walking distance from the municipality's or an adjacent municipality's downtown, village center, new town center, or growth center.
-  (iv) The area excludes identified flood hazard and river corridor areas, except those areas containing preexisting development in areas suitable for infill development as defined in section 29-201 of the Vermont Flood Hazard Area and River Corridor Rule.
-  (v) The municipal plan indicates that this area is intended for higher-density residential and mixed-use development.
-  (vi) The area provides for housing that meets the needs of a diversity of social and income groups in the community.
-  (vii) 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.

West Rutland

PLANNED GROWTH

The Planned Growth Area encompasses high-density neighborhoods adjacent to the Village Center. The area is fully served by public water and wastewater, supports walkability with existing sidewalks, and adheres to Smart Growth principles.



The Planned Growth Area includes the mapped public wastewater service area, except for those areas mapped by FEMA as Flood Hazards and by DEC as River Corridors.

This area is primarily zoned Neighborhood Residential 1, which promotes a mix of residential development types, including multifamily structures.

The Planned Growth Area would become a **Designated Neighborhood** upon LURB approval of the RRPC's application for designation.



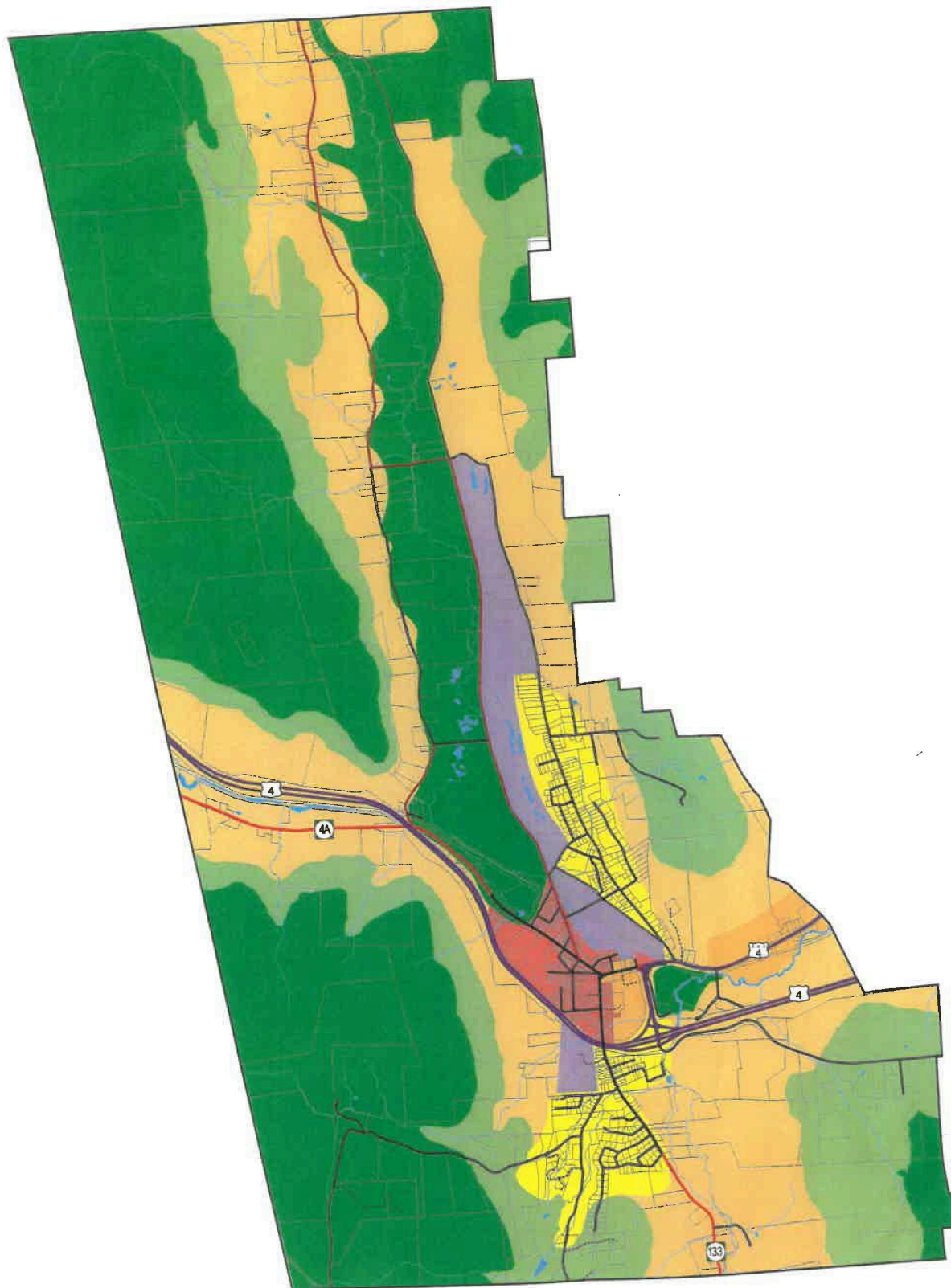
West Rutland Sidewalk
Infrastructure

West Rutland

ALIGNMENT

The proposed regional future land use areas were developed using the VAPDA methodology, with input from the municipality, and are consistent with West Rutland's local zoning districts and Town Plan.

West Rutland Zoning Districts & Future Land Use Areas



Learn More & Share Your Thoughts



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plan2026@rutlandrpc.org

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2026



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October 16, 2025

1 Poultney

2 Castleton

3 West Rutland

4 Killington

Site Visit

KILLINGTON

- 2046 US Route 4, Killington (1)
- 212 E Mountain Road, Killington (2)

Proposed Future Land Use Areas for Higher-Density Growth

(39% of land area)

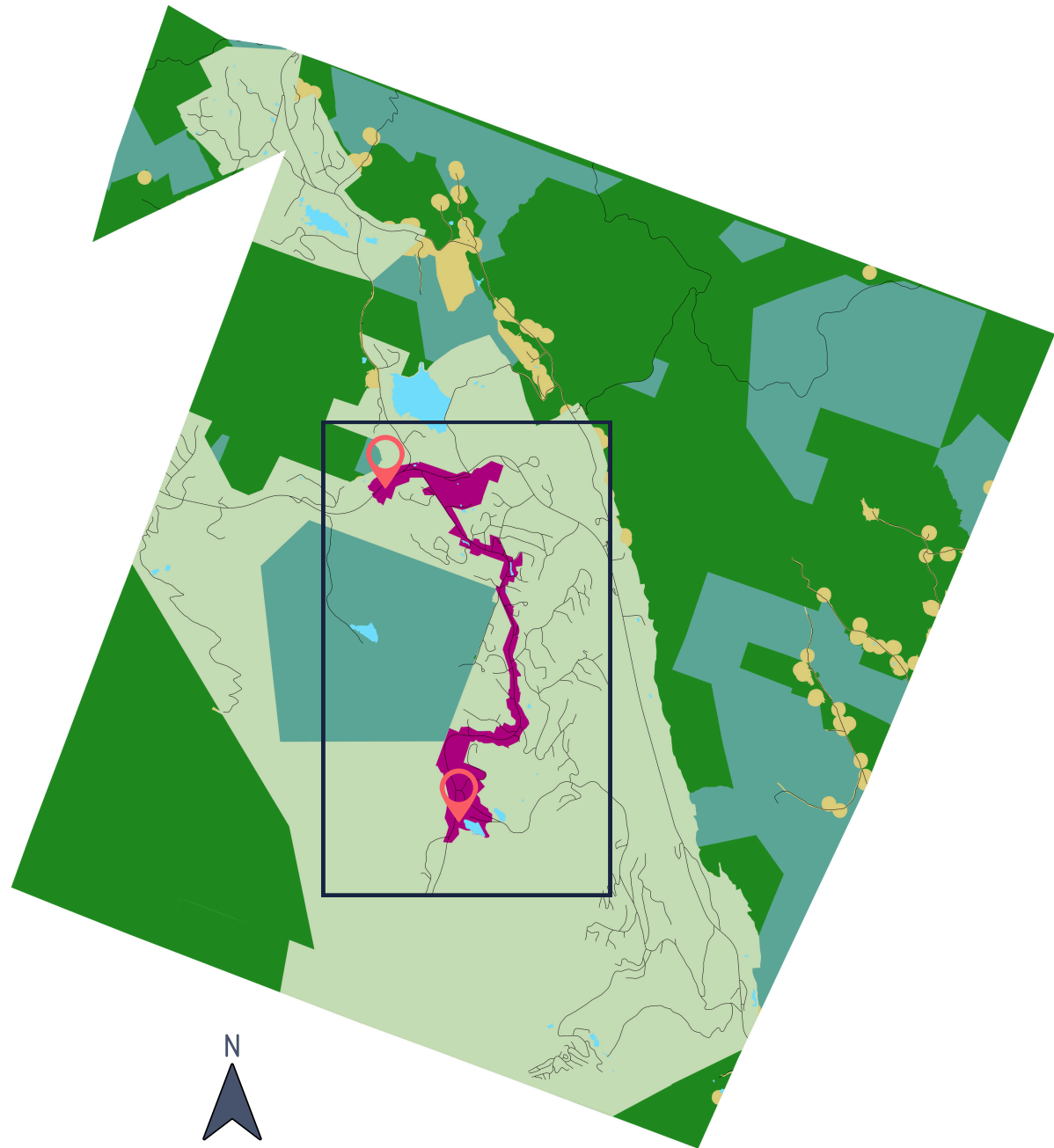
- Village Center (1.5%)
- Resource-Based Recreation Area (37.9%)

Proposed Future Land Use Areas for Lower-Density Growth & Conservation

(61% of land area)

- Rural General (1.9%)
- Rural Agriculture & Forestry (21.1%)
- Rural Conservation (37.5%)

The point is not just to make a map, but to designate areas in which certain priorities are furthered to achieve the **Community Economic Development Goals**.



Killington

TIER 1B AREAS

Proposed Future Land Use Areas for Tier 1B Act 250 Exemptions

(1.5% of land area)

■ Village Center (1.5%)

Eligibility and application requirements are outlined in 10 V.S.A. 6033(c):

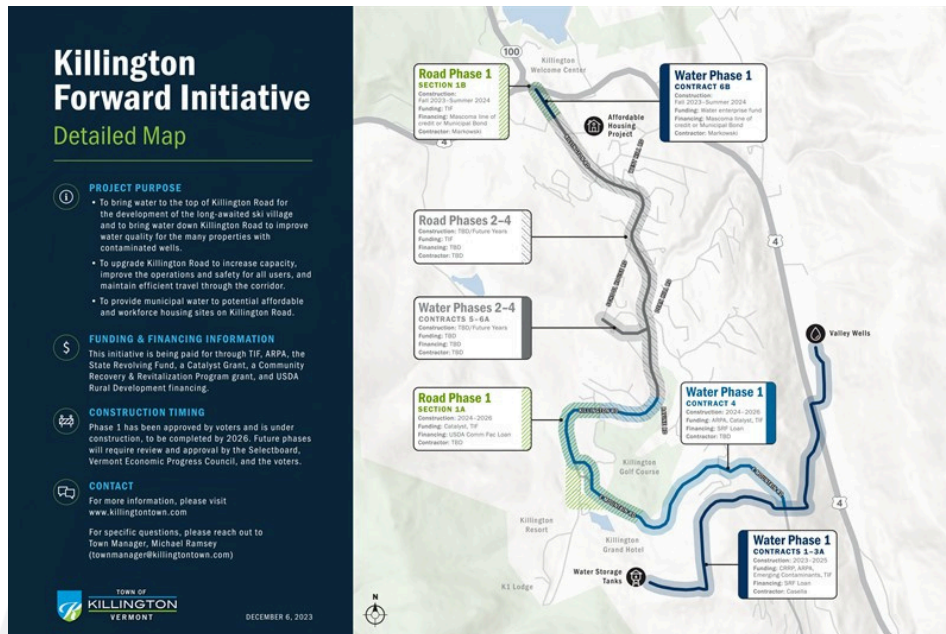
- 1) The municipality has requested to have the area mapped for Tier 1B.
- 2) The municipality has a duly adopted and approved plan and a confirmed planning process.
- 3) The municipality has adopted permanent zoning and subdivision bylaws.
- 4) The area excludes identified flood hazard and fluvial erosion areas, except as specified in 10 VSA 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.
- 6) The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.



Killington VILLAGE CENTER

The proposed Killington Village Center serves as the mixed-use center for the Town, bringing together commercial activity, mixed-use development, civic assets, and higher-density housing. The proposed Killington Village Center would become a **Designated Center** upon LURB approval of the RRPC's application for designation.

24 VSA § 4348a(12)(A) Downtown or village centers: These areas are the mixed-use centers bringing together community economic activity and civic assets. They include downtowns, villages, and new town centers previously designated under chapter 76A and downtowns and village centers seeking benefits under the Community Investment Program under section 5804 of this title. The downtown or village centers are the traditional and historic central business and civic centers within planned growth areas, village areas, or may stand alone. Village centers are not required to have public water, wastewater, zoning, or subdivision bylaws.



The proposed Killington Village Center largely depicts the location of the **Killington Forward Initiative**. This comprehensive plan outlines the development of a municipal water system, the reconstruction of Killington Road with significant complete street enhancements, the construction of hundreds of workforce housing units, the creation of a compact mixed-use ski village, and the establishment of a new Town Office.

Killington

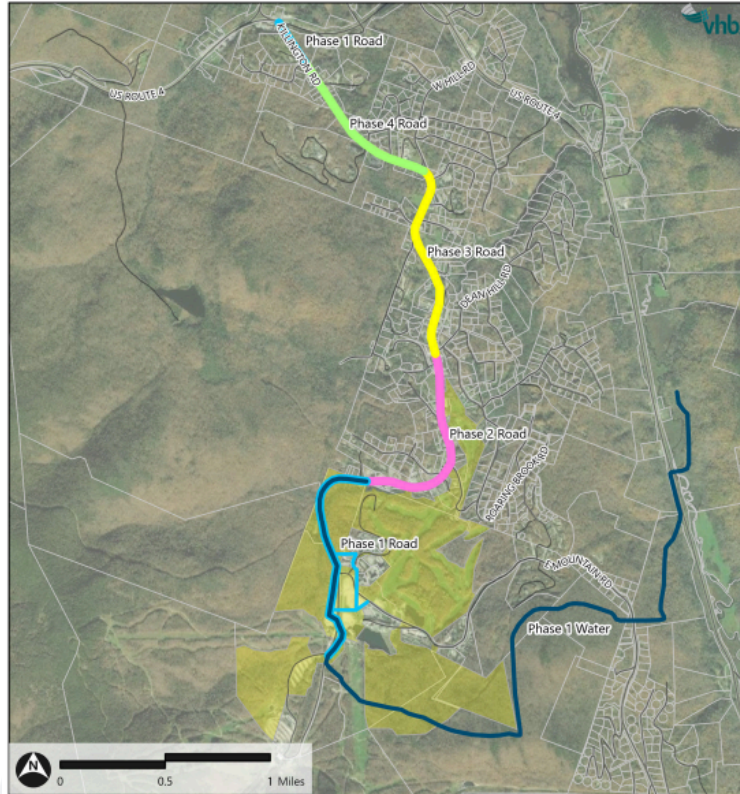
VILLAGE CENTER

Killington has proposed a TIF District to fund the Killington Forward Initiative infrastructure investments. The TIF boundary is shown as the yellow overlay in the Killington TIF - Infrastructure Phasing Map below.

A reconstructed Killington Road will include a multi use path, sidewalks, bus pullouts, pedestrian crosswalks, intersection improvements, lighting and landscaping improvements, and the reconstruction of the lower portion of the roadway to eliminate the unsafe grade.

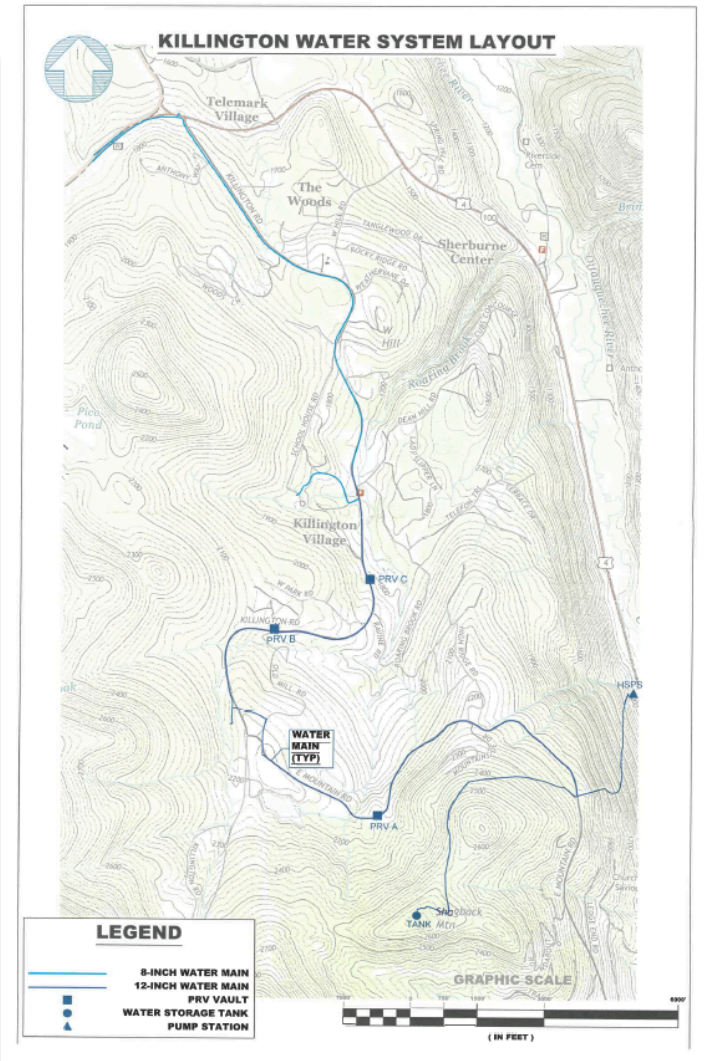
Killington TIF - Infrastructure Phasing Map
Killington, Vermont

December 14, 2021
Revised: March 29, 2022



- | | | |
|----------------------|---------------------|------------------------------|
| Water Project | Road Project | Proposed TIF Boundary |
| — Phase 1 | — Phase 1 | — Killington Parcel Boundary |
| | — Phase 2 | — Road |
| | — Phase 3 | |
| | — Phase 4 | |

Source: VCGI; RRPC; aerial imagery from ESRI/Maxar (2019).



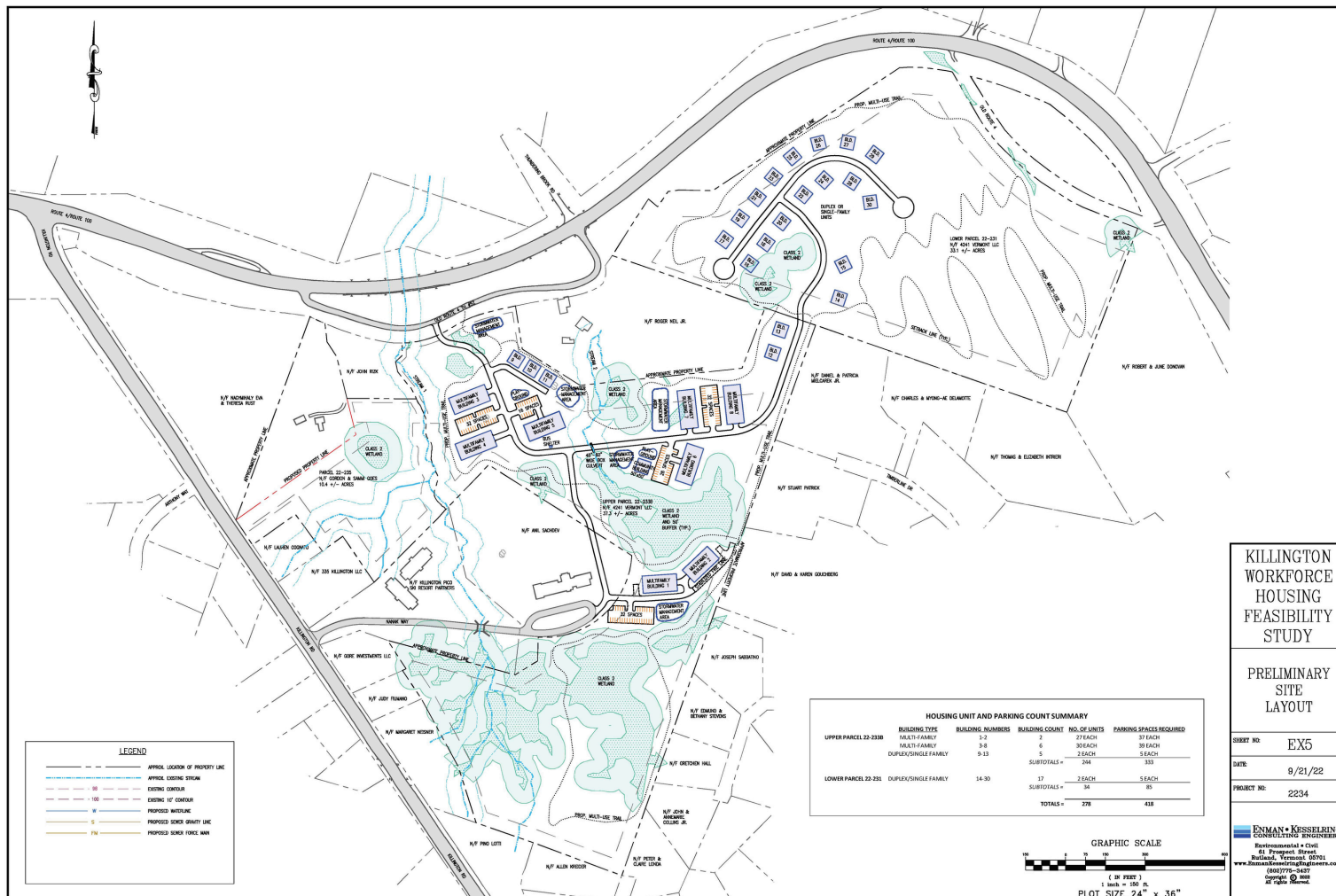
The development of a municipal water system will result in the entire proposed Village Center having access to safe drinking water.

Killington VILLAGE CENTER

The proposed Village Center's northeast boundary was drawn to include the Killington Workforce Housing Feasibility Study's Preliminary Site Layout, which would result in upwards of 278 housing units for the town's workforce.

Killington amended its zoning bylaws to allow for the Killington Workforce Housing Project. When the feasibility study was conducted, local zoning did not allow this type of development, and a zoning amendment was one of the study's recommendations.

The proposed project could connect to municipal wastewater via the Alpine Sewer Line, but connecting to the Killington Water System is required to make it a reality.



Killington

VILLAGE CENTER

The southern portion of the proposed Village Center contains the mixed-use core of the Killington Six Peaks Village. Its success relies on the development of a public water system and the reconstruction of Killington Road to improve the safety for all users.

The Ramshead Brook Subdivision, as shown on the right side in the conceptual site plan, is **not** included in the proposed Village Center. This land area is part of the proposed Resource-Based Recreation Future Land Use Area; therefore, it is **not** included in Killington's application for Tier 1B Act 250 exemption.



A conceptual rendering of the proposed roundabout at Killington/East Mountain Road.



HART HOWERTON
ARCHITECTS
PLANNERS & ENGINEERS

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Illustrative Village Master Plan

November, 2014

Killington

ALIGNMENT

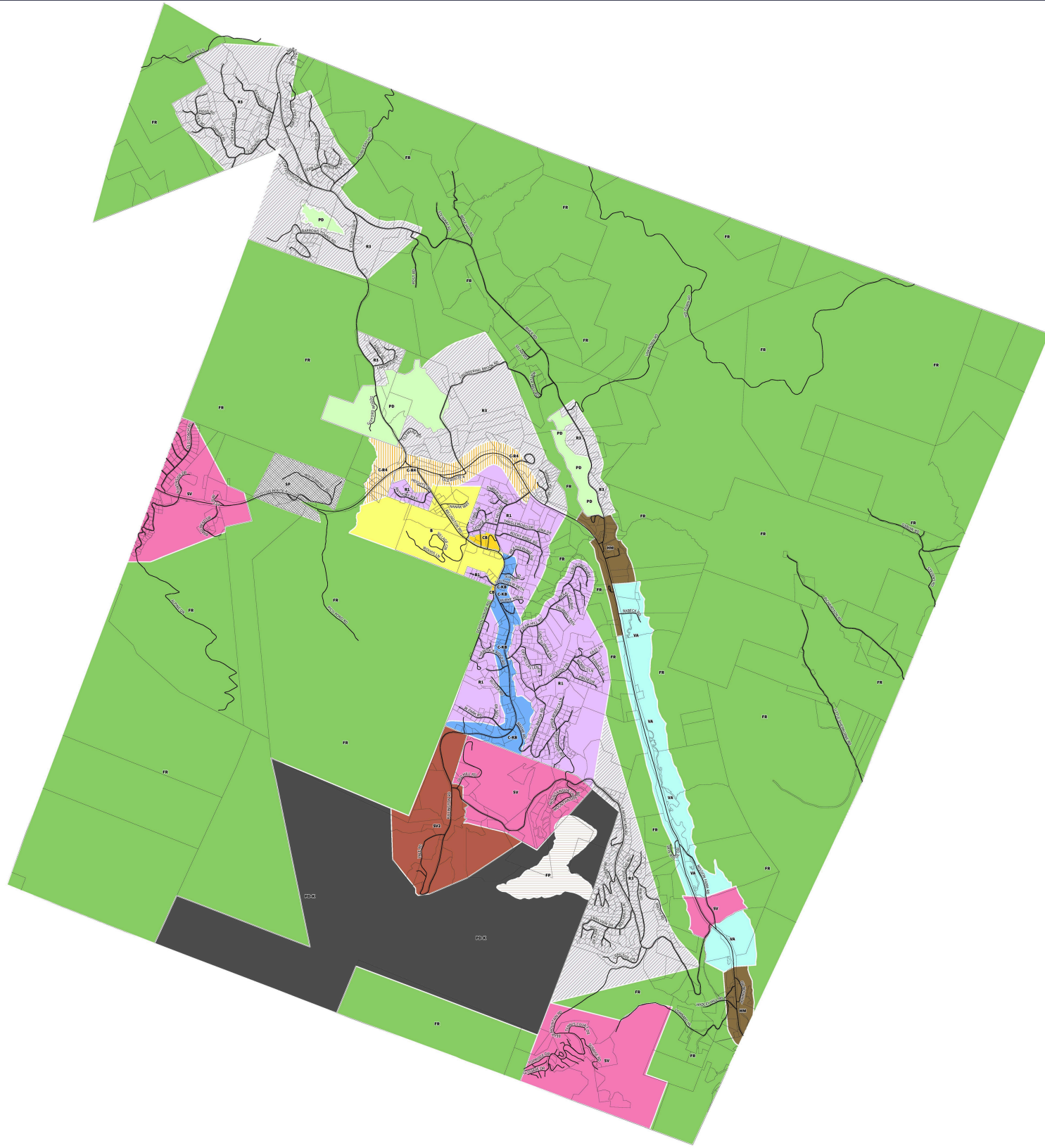
The proposed regional future land use areas were developed using the VAPDA methodology, with input from the municipality, and are consistent with Killington's local zoning districts and Town Plan.

Killington Zoning Districts & Future Land Use Areas

DISTRICT

- Business
- Commercial – Killington Basin
- Commercial – Route 4
- Commercial/Business
- Forest Reserve
- Fosters Peak
- Hamlet
- Public Open Space
- Residential 1
- Residential 3
- Sherburne Pass
- Ski Village
- Ski Village 2
- Valley
- Public Open Space - Killington

- Parcels
- Roads



Learn More & Share Your Thoughts



rutlandrpc.org/plan2026



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Together we're crafting a collaborative guide for a healthy, equitable, and resilient region with strategies to achieve coordinated and efficient community economic development.