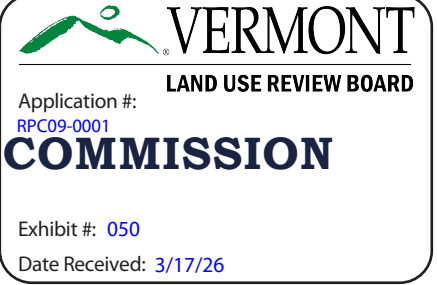




RUTLAND REGIONAL PLANNING COMMISSION



To: Land Use Review Board
From: Rutland Regional Planning Commission
Date: March 16, 2026
Subject: Consideration of Tier 1B Expansions to Draft Rutland Region Future Land Use Map

The Rutland Regional Planning Commission (RRPC) was the first Regional Planning Commission in Vermont to present a draft Future Land Use (FLU) Map through the Land Use Review Board (LURB) pre-application process under Act 181. Through that process, the RRPC worked closely with LURB staff and our municipalities to ensure that mapped land use areas align with statutory definitions and the legislative intent of the Act 181 framework. Based on that process, the RRPC made significant revisions to the FLU map, including a reduction of original Tier 1B eligible areas.

Given the evolution of that process and additional information obtained since the initial submission, the RRPC respectfully resubmits several modest expansions to Planned Growth Areas (PGA) associated with Tier 1B eligibility. These expansions are limited in scope and are intended to better reflect local planning priorities, municipal infrastructure availability, and areas where growth is both planned and feasible.

To assist LURB in reviewing these proposed adjustments, the RRPC has developed a supplemental GIS layer titled “Core 4 Edits.” This layer allows reviewers to toggle the proposed expansions on and off relative to the originally submitted FLU map. **The interactive map can be accessed here:** <https://rrpc.maps.arcgis.com/apps/mapviewer/index.html?webmap=2484efbce6574010b6022e0f5b4e756a>.

The requested expansions occur in the Towns of Fair Haven, Castleton, Pittsford, and Brandon. Each request is grounded in local planning documents, municipal zoning districts, and the presence of infrastructure such as public water and wastewater systems. Collectively, these refinements strengthen alignment between regional planning goals, municipal land use planning, and the legislative intent of Act 181 to direct growth toward existing settlement areas and locations capable of supporting development.

To ensure the regional plan adoption timeline remains on schedule, the RRPC respectfully requests that the LURB provide a clear response to this request by Friday, March 27th. The RRPC intends to finalize the Future Land Use Map by April 1st in preparation for the final public hearing scheduled for May 17th.

1. Town of Fair Haven

The RRPC proposes two modest expansions to the Planned Growth Area in Fair Haven.

The first expansion extends the PGA north to include a manufactured home park that the Town has recently taken ownership of and is planning for residential redevelopment. This area lies within the commercial zoning district and represents a significant opportunity to redevelop an existing housing area into improved residential units. The extension would also allow for pedestrian improvements along a very low-volume road connecting the site to the existing settlement pattern.



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The second expansion extends the PGA south to include several parcels recently confirmed to be connected to both municipal water and sewer. These parcels are zoned commercial and represent high-value redevelopment opportunities that could support mixed-use or residential development.

Local Planning Considerations

Both areas represent locations where the Town has already identified redevelopment potential. The manufactured home park is a priority redevelopment site following the Town's acquisition of the property. Its inclusion within the PGA supports the Town's goal of reinvesting in existing housing areas and improving housing quality.

Similarly, the southern expansion incorporates parcels with confirmed infrastructure connections that were not previously recognized during the initial FLU mapping process. Including these parcels ensures the regional map reflects current conditions and allows redevelopment opportunities where municipal services are already present.

Both expansions maintain the compact settlement pattern of the village while focusing development in locations with infrastructure and redevelopment potential.

Zoning District

Both expansion areas are located within the Town's 1-acre commercial zoning district and align with the Town's future land use framework that anticipates redevelopment and mixed-use activity in proximity to the village center.

2. Town of Castleton

Two expansions to the Planned Growth Area are proposed in Castleton.

The first expansion occurs around the Hydeville/Four Corners Village Center. The request extends the PGA south of Route 4A to the railroad tracks from Farr Road to Blissville Road and continues along Blissville Road to David Lane and Depot Terrace. This adjustment adds depth and density to the planned growth area surrounding the existing village center.

The second expansion occurs near Castleton Village and Vermont State University – Castleton. The PGA would extend west along Route 4A to include several important residential properties, including college housing and the Town-owned parcel on Sand Hill Road.

Local Planning Considerations

The Hydeville/Four Corners expansion reflects the existing development pattern and anticipated infrastructure expansion in the area. Municipal wastewater service is being expanded on Depot Terrace and the area maintains direct connectivity to the village center.



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In the Castleton Village area near VTSU–Castleton, the proposed expansion incorporates properties already connected to municipal water and sewer. The Town-owned parcel on Sand Hill Road was conveyed to the Town by VTSU–Castleton specifically for economic development purposes and is likely to support future housing development.

Pedestrian connectivity further supports this expansion. Sand Hill Road is a very low-volume roadway, and Route 4A includes a wide shoulder adequate for walking by students traveling to and from the university. Additionally, a planned village sidewalk network will connect to this area, with approximately half of the improvements scheduled for construction next summer.

These considerations demonstrate that the proposed expansion aligns with the Town’s planning goals and existing infrastructure investments.

Zoning District

The Hydeville/Four Corners area is zoned for mixed-use residential and commercial development or generally 0.5-acre residential lots.

The Castleton Village expansion area is primarily zoned 0.5-acre residential, with a portion of the college property zoned for 2-acre residential development. These zoning districts are consistent with residential growth adjacent to the existing village.

3. Town of Pittsford

The requested expansion in Pittsford includes the residential neighborhood north of the village center along Plains Road, Terunzo Road, and Pinewoods Road, as well as the mixed-use area along U.S. Route 7 extending to a large undeveloped parcel planned for future residential development.

Local Planning Considerations

The area is served by municipal water and wastewater infrastructure and includes a well-established residential neighborhood with development patterns typical of village neighborhoods.

Connectivity to the village is strong. The area includes wider shoulders along Route 7 that connect to the existing village sidewalk network, while the interior streets consist of low-volume residential roads that are safe for pedestrian activity.

The Town has identified the large undeveloped parcel along Route 7 as having significant potential for housing development and views it as a high priority location for future residential growth.

Zoning District

The area includes both commercial and rural zoning districts. While the rural district technically applies to portions of the neighborhood, many of the lots within the Plains Road area are already below one acre in size, reflecting a development pattern more typical of village neighborhoods.



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4. Town of Brandon

Two expansions to the Planned Growth Area are proposed in Brandon.

The first expansion extends north of downtown to include all parcels connected to municipal water and wastewater infrastructure within the mixed-use zoning district. This includes parcels along Robert Woods Drive and Jones Drive.

The second expansion extends the PGA to include the Neighborhood zoning district, effectively connecting the Downtown of Brandon to the Village of Forestdale.

Local Planning Considerations

The northern expansion includes the former Brandon Training School property along Jones Drive, which has already seen residential redevelopment by the Housing Trust of Rutland County and is planned for additional housing development in the future. Including these parcels recognizes ongoing redevelopment activity and ensures the PGA reflects the Town's redevelopment priorities.

The second expansion reflects the Town's long-standing vision to connect the Brandon downtown area to the Village of Forestdale. Both areas are served by municipal water and sewer infrastructure and are linked by planned pedestrian improvements. A scoping study has been completed for a sidewalk or shared-use path that would further strengthen this connection.

The Town has identified the neighborhood area between these two settlements as having significant growth potential. Expanding the PGA here adds appropriate depth to the planned growth area while reinforcing the connection between existing settlement centers.

Zoning District

Both expansion areas fall within zoning districts that support compact residential development. The mixed-use district and neighborhood district allow development at approximately 0.2-acre lot sizes, which is consistent with the type of compact development anticipated within Planned Growth Areas.