



RUTLAND REGIONAL PLANNING COMMISSION



To: Land Use Review Board
From: Rutland Regional Planning Commission
Date: March 23, 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 end of day Monday, March 30th**. The RRPC intends to finalize the Future Land Use Map by April 1st in preparation for the final public hearing scheduled for May 17th.



RUTLAND REGIONAL PLANNING COMMISSION

1. FAIR HAVEN – NORTH

Overview

The Fair Haven-North expansion extends the PGA north along Airport Road to include a manufactured home park and adjoining parcel.



CURRENT MAPPING

PROPOSED MAPPING

Local Planning Considerations

The Fair Haven-North PGA expansion represents a significant opportunity to redevelop an existing housing area into improved residential units. The manufactured home park is a priority redevelopment site following the Town's acquisition of the property and the Town is currently working on planning for redevelopment. The extension would allow pedestrians access via a low-volume road to the sidewalk network that connects directly to the Fair Haven Village Center. The area is supported by public water and sewer.

Zoning and Future Land Use Districts

The northern PGA expansion lies within Fair Haven's Commercial Zoning District. The 1-acre zoning promotes higher-density mixed-use development.

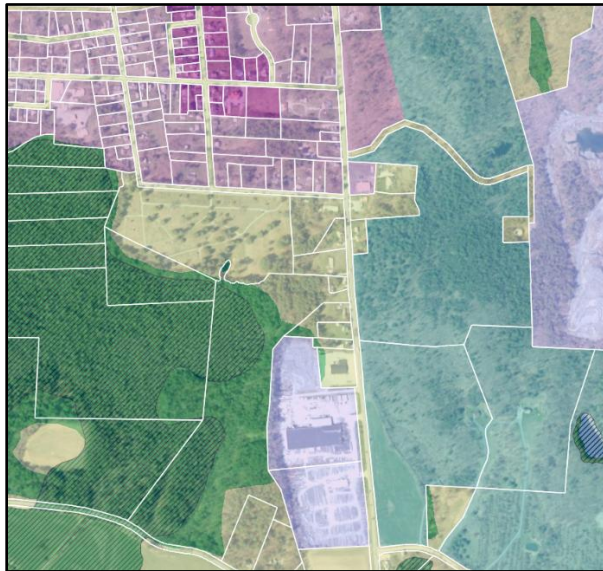


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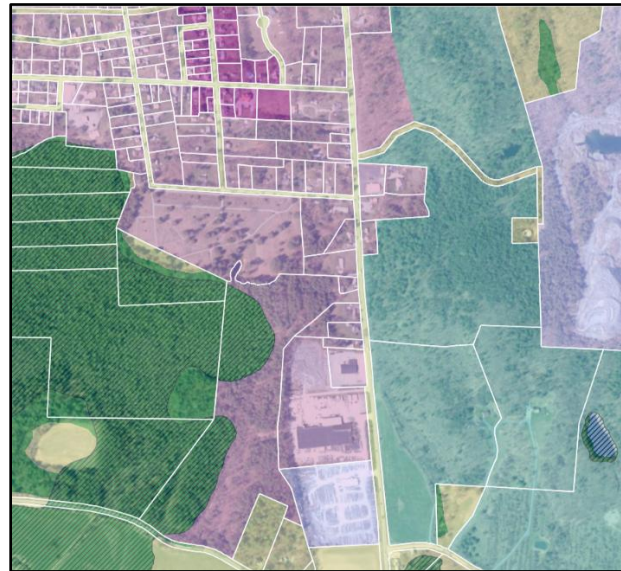
2. FAIR HAVEN – SOUTH

Overview

The Fair Haven-South expansion extends the PGA south to include several parcels from Cemetery Street down VT-22A to the former Skyline manufactured home factory.



CURRENT MAPPING



PROPOSED MAPPING

Local Planning Considerations

The Fair Haven-South PGA expansion incorporates parcels with confirmed water and sewer infrastructure connections that were not previously recognized during the initial FLU mapping process. This includes civic and residential parcels along Cemetery Street and commercial and residential parcels along VT-22A. The Town is currently working with VEIC on a VCDP Planning Grant on redevelopment of the former Skyline manufactured home factory. The extension would allow pedestrian access via low-volume roads and shoulders to the sidewalk network that connects directly to the South Fair Haven Village Center. The area is supported by sewer and water.

Zoning and Future Land Use Districts

The southern PGA expansion lies within Fair Haven's Commercial Zoning District. The 1-acre zoning promotes higher-density mixed-use development.

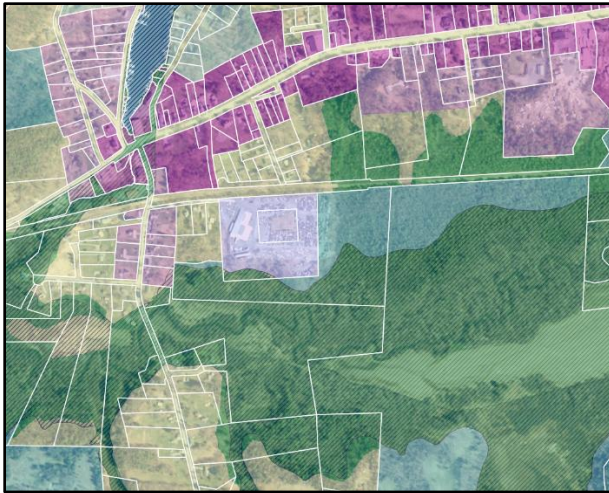


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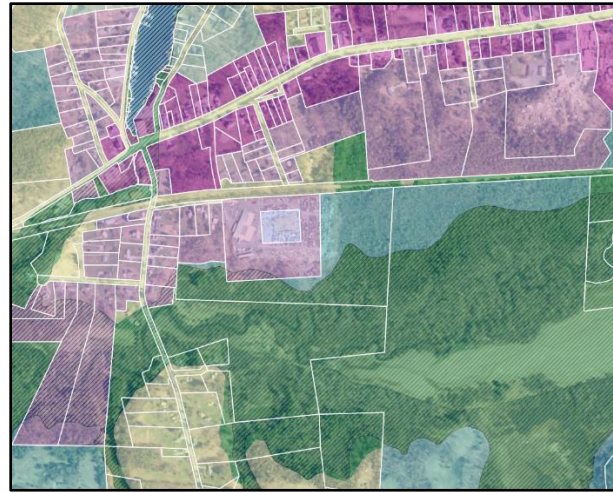
3. CASTLETON - WEST

Overview

The Castleton-West expansion extends the PGA around the Hydeville/Four Corners Village Center along VT-4A from Farr Road to Blissville Road and along Blissville Road to Depot Terrace and David Lane.



CURRENT MAPPING



PROPOSED MAPPING

Local Planning Considerations

The Castleton-West PGA expansion adds depth and density around the Hydeville/Four Corners Village Center to promote additional infill development potential. The expansion from VT-4A south to the rail right-of-way is intended to capture parcels adjacent to the VC that have potential for mixed-use development. In addition, the Town is currently expanding public wastewater to Depot Terrace, that is included in the expansion. The PGA expansion also captures the higher-density residential neighborhood at David Lane. The expansion would allow pedestrian access via low-volume roads to the sidewalk network in the Hydeville/Four Corners Village Center. The area is generally supported by public sewer and water, or is adjacent to connections.

Zoning and Mapping Districts

The Castleton-West PGA expansion is zoned for village-commercial, industrial, and a small portion of residential 40,000 sq. ft. Generally, this area supports higher-density mixed use development.

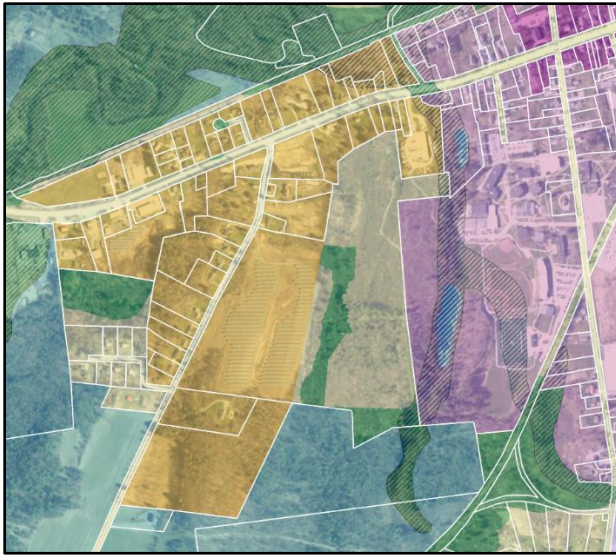


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4. CASTLETON - EAST

Overview

The Castleton-East expansion extends the PGA around Castleton Village Center east along VT-4A to Austin Lane and south along Sand Hill Rd to the town-owned parcel.



CURRENT MAPPING



PROPOSED MAPPING

Local Planning Considerations

The Castleton-West PGA expansion adds residential and mixed-use parcels to add infill, redevelopment, and development potential. The expansion along VT-4A includes significant college housing and areas for future housing. The expansion also includes the town-owned parcel that was donated by VTSU-Castleton for economic development purposes, which may include future residential development. The expansion would allow pedestrian access via low-volume Sand Hill Road and widened shoulders along VT-4A directly connected to the planned sidewalk network in the Castleton Village Center. The Town has completed a scoping study and received a VTrans Bicycle and Pedestrian Grant to construct Phase 1 of the Village Sidewalk Project from VTSU-Castleton to the Amtrak Station. The area is served by public sewer and water.

Zoning and Mapping Districts

The Castleton-West PGA expansion is zoned for residential 20,000 sq. ft., with one small area zoned as rural residential. Generally, this area supports higher-density mixed use development.

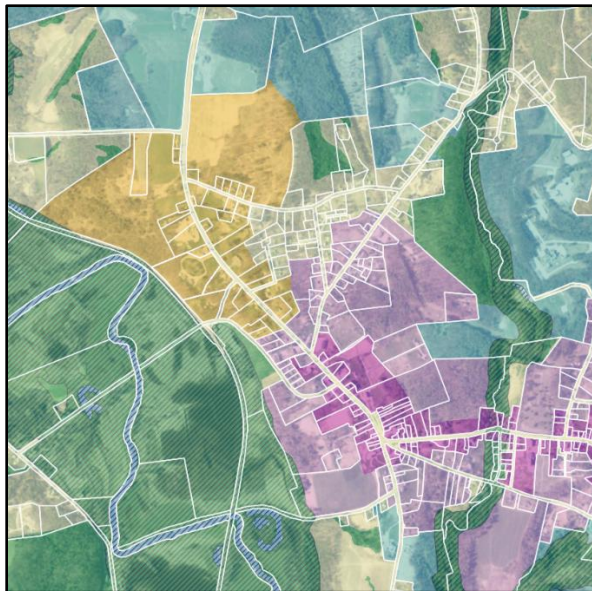


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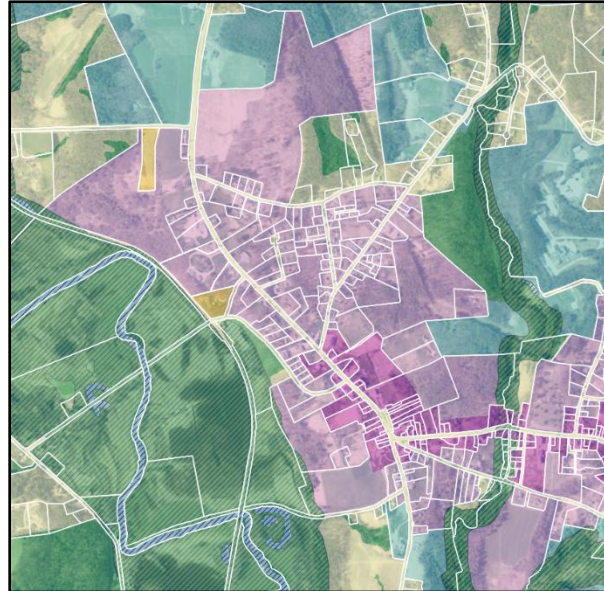
5. PITTSFORD – NORTH

Overview

The Pittsford-North expansion extends the PGA around the Pittsford Village Center north along US-7 to Kendall Hill Rd and east along Plains Rd to the Pinewoods Rd/Terunzo Rd neighborhood.



CURRENT MAPPING



PROPOSED MAPPING

Local Planning Considerations

The Pittsford-North PGA expansion adds residential and mixed-use parcels to add density and depth around the Pittsford Village Center. The Town has plans to develop a large parcel north of the corner of Pinewoods and US-7 for large-scale residential. The expansion also includes the well-established residential neighborhood around Pinewoods Rd/Terunzo Rd with development patterns typical of village neighborhoods. The area is served by municipal water and wastewater. The expansion would allow pedestrian access via low-volume residential roads and widened road shoulders directly to the sidewalk network in the Village Center.

Zoning and Mapping Districts

The Pittsford-North PGA expansion is zoned for commercial with some rural. 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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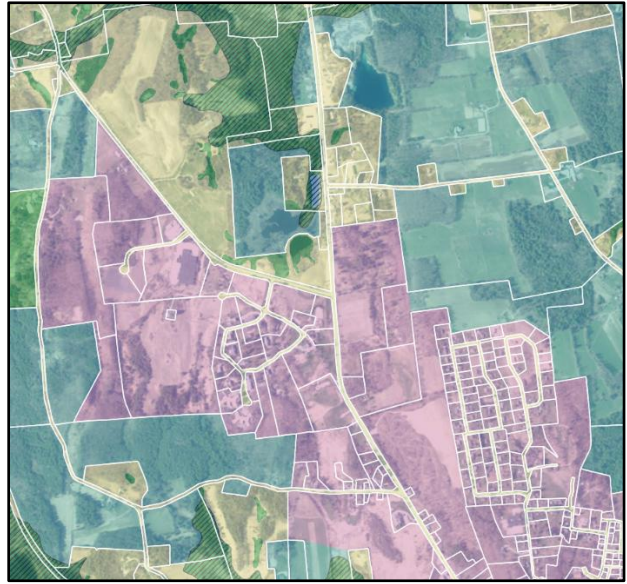
6. BRANDON – NORTH

Overview

The Brandon-North extension expands the PGA north along Arnold District Rd.



CURRENT MAPPING



PROPOSED MAPPING

Local Planning Considerations

The Brandon-North PGA expansion adds depth and density to the around the existing development and support future development at the former Brandon Training School on Mulcany Drive and town owned lands on Town Highway 12. The former Brandon Training School is mixed-use and contains current and proposed housing from Cornerstone Housing Partners. In addition, the undeveloped parcels on Town Highway 12 are identified for potential development by the Town. The area is generally supported by public sewer and water, or is adjacent to connections. The expansion would allow pedestrian access along the low-volume Arnold District Road directly to the sidewalk network that connects to Brandon Downtown.

Zoning and Land Use Districts

The Brandon-North PGA expansion is located within the Neighborhood zoning district with a few parcels listed as Rural Residential.

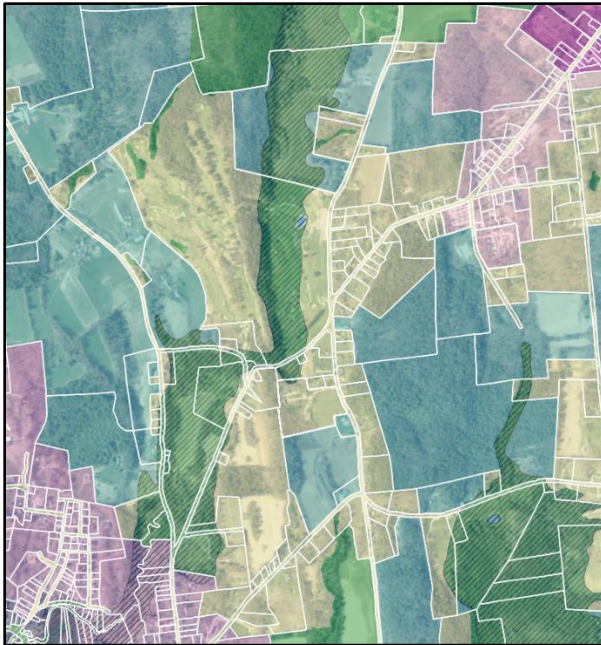


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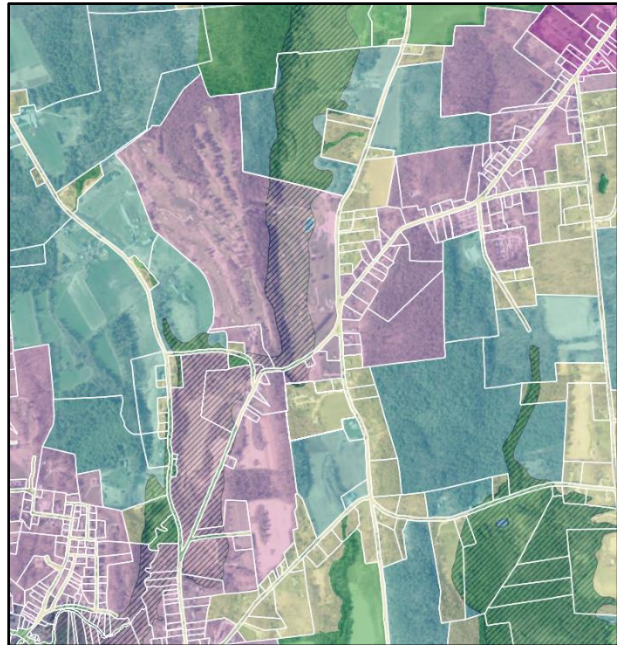
7. BRANDON-EAST

Overview

The Brandon-East extension expands the PGA east connecting Brandon Downtown to Forestdale Village Center.



CURRENT MAPPING



PROPOSED MAPPING

Local Planning Considerations

The Brandon-North PGA expansion connects the Brandon Downtown along Forestdale Rd (VT-73) to Forestdale Village Center. The Town has long-standing plans to connect the Downtown and Village Center, as the elementary school is located in Forestdale, and the Town is currently conducting a scoping study to create pedestrian access between the Downtown and Village Center. The Town has identified the neighborhood area between these two settlements as having significant growth potential. The area is served by municipal sewer and water and has pedestrian access on both ends in Downtown and Forestdale Village.

Zoning and Land Use Districts

The Brandon-East PGA expansion is located within the Neighborhood zoning district.

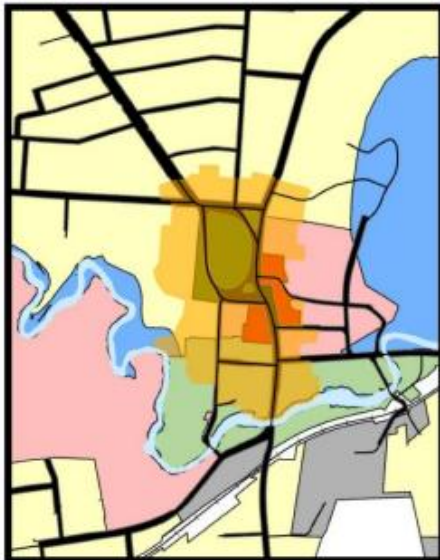
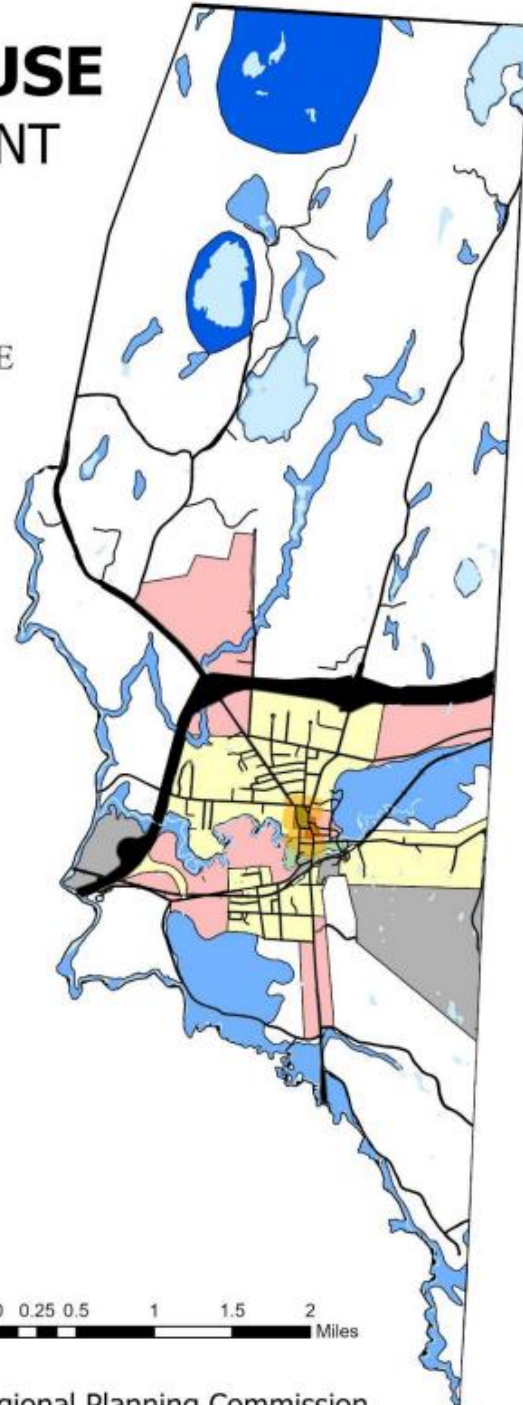


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ATTACHMENTS: ZONING/FUTURE LAND USE MAPS

FUTURE LAND USE FAIR HAVEN, VERMONT

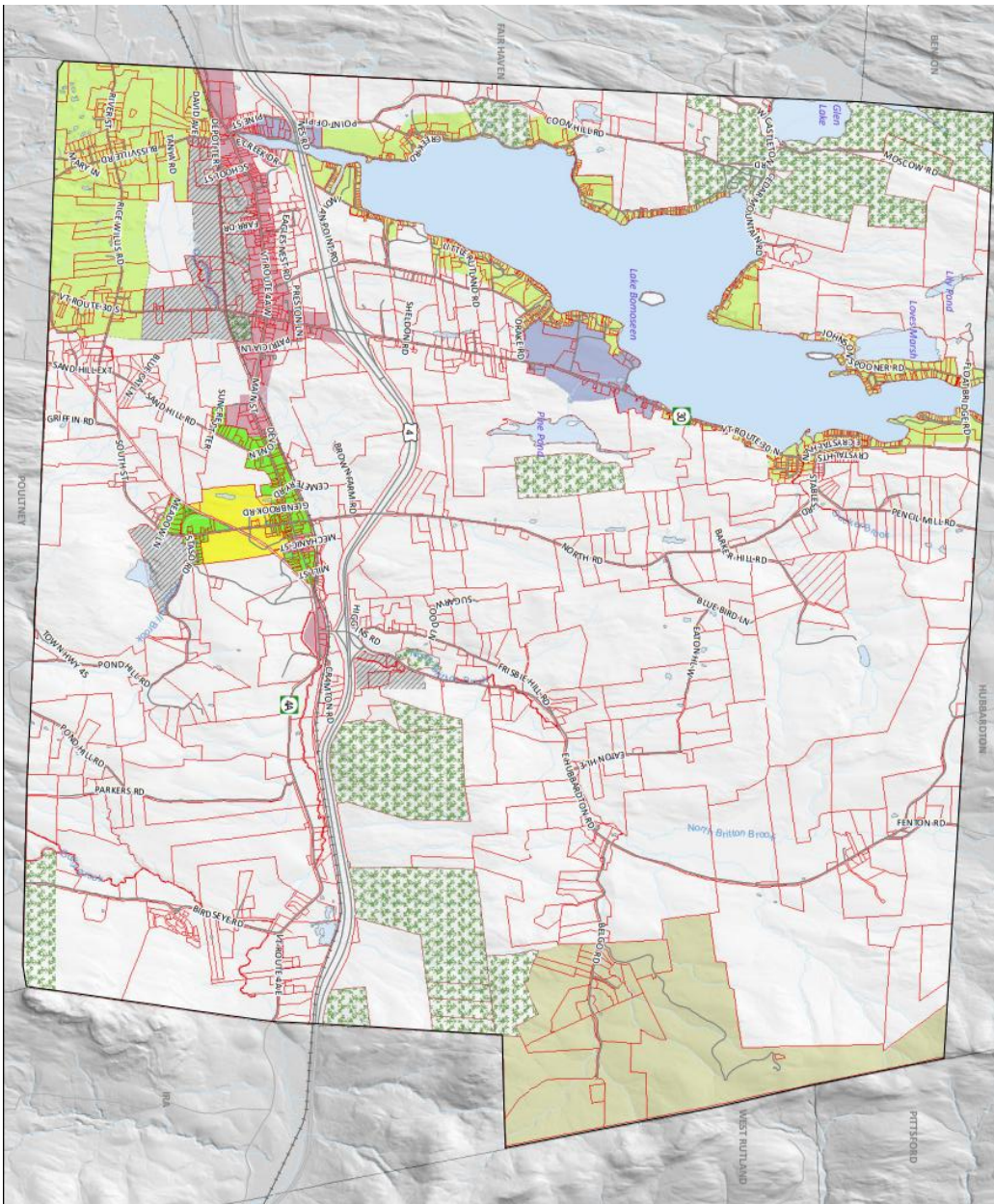
- Rail Lines
- Roads
- State Designated Village Center
- Water
- Future Land Use Districts**
- Commercial
- Downtown
- Floodplains
- Industrial
- Mixed River
- Recreation
- Residential
- Road
- Rural
- Watershed
- Town Boundary



Produced by the Rutland Regional Planning Commission



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Castleton, Vermont Zoning Districts November 29, 2021

District

- 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 Land

This information for general planning purposes only, it is not a legal document. Site investigations and site plan designs should be utilized prior to making any decisions based on the data portrayed.

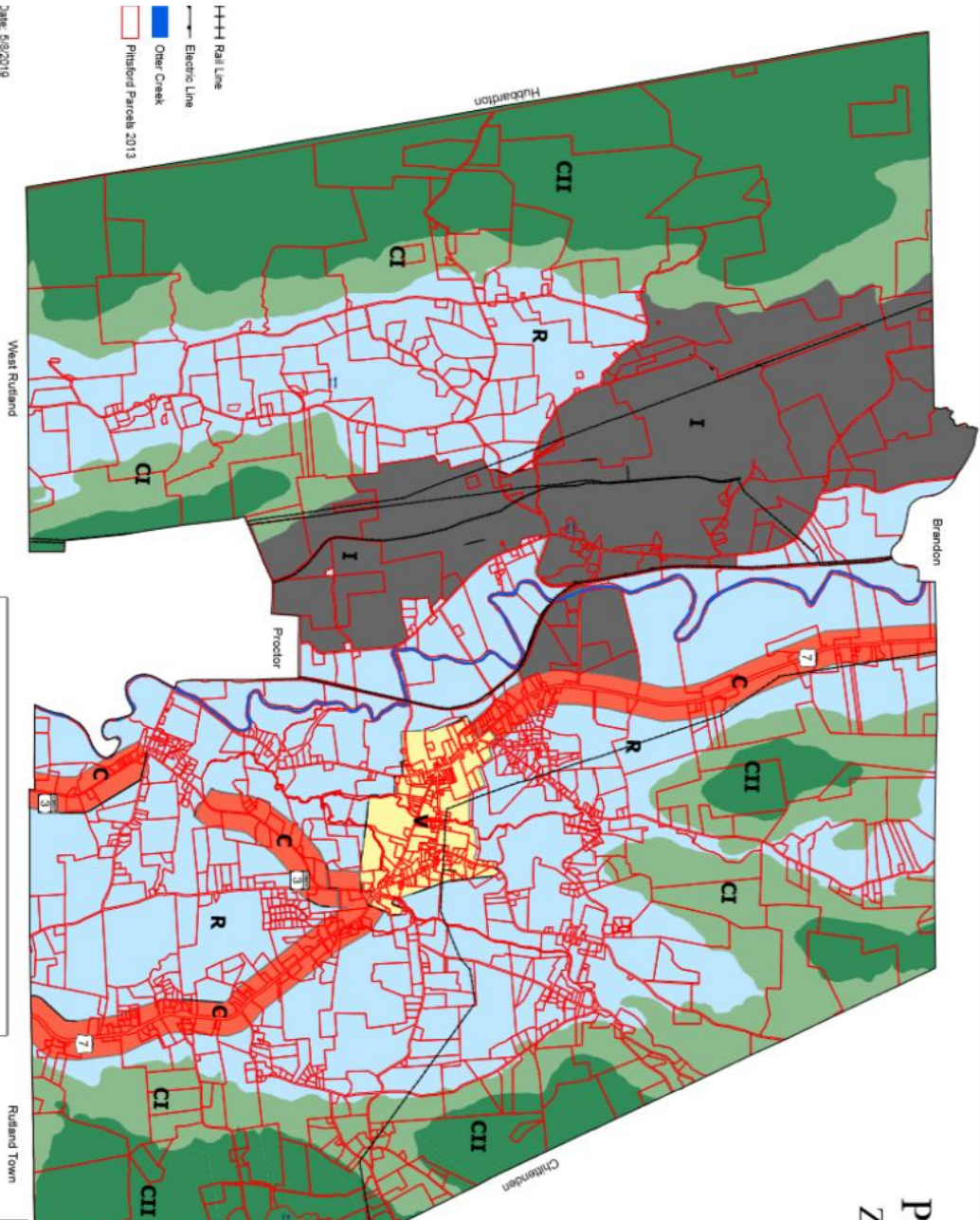
Zoning Districts identified by Castleton Planning Commission. Surface water, roads, site locations and State Lands data are from VT Center for Geographic Information and VT 9311 Parcel data current to 2020.





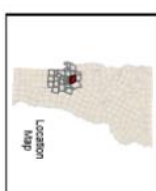
RUTLAND REGIONAL PLANNING COMMISSION

Date: 5/8/2019
 Rutland Regional Planning Commission
 16 Evelyn Street, Second Floor | PO Box 430 | Rutland, VT 05702 | 802-775-0871 | RUTLANDRPC.ORG



PITTSFORD, VT Zoning Districts 2019

- Legend**
- Commercial
 - Conservation I
 - Conservation II
 - Industrial
 - Rural
 - Village



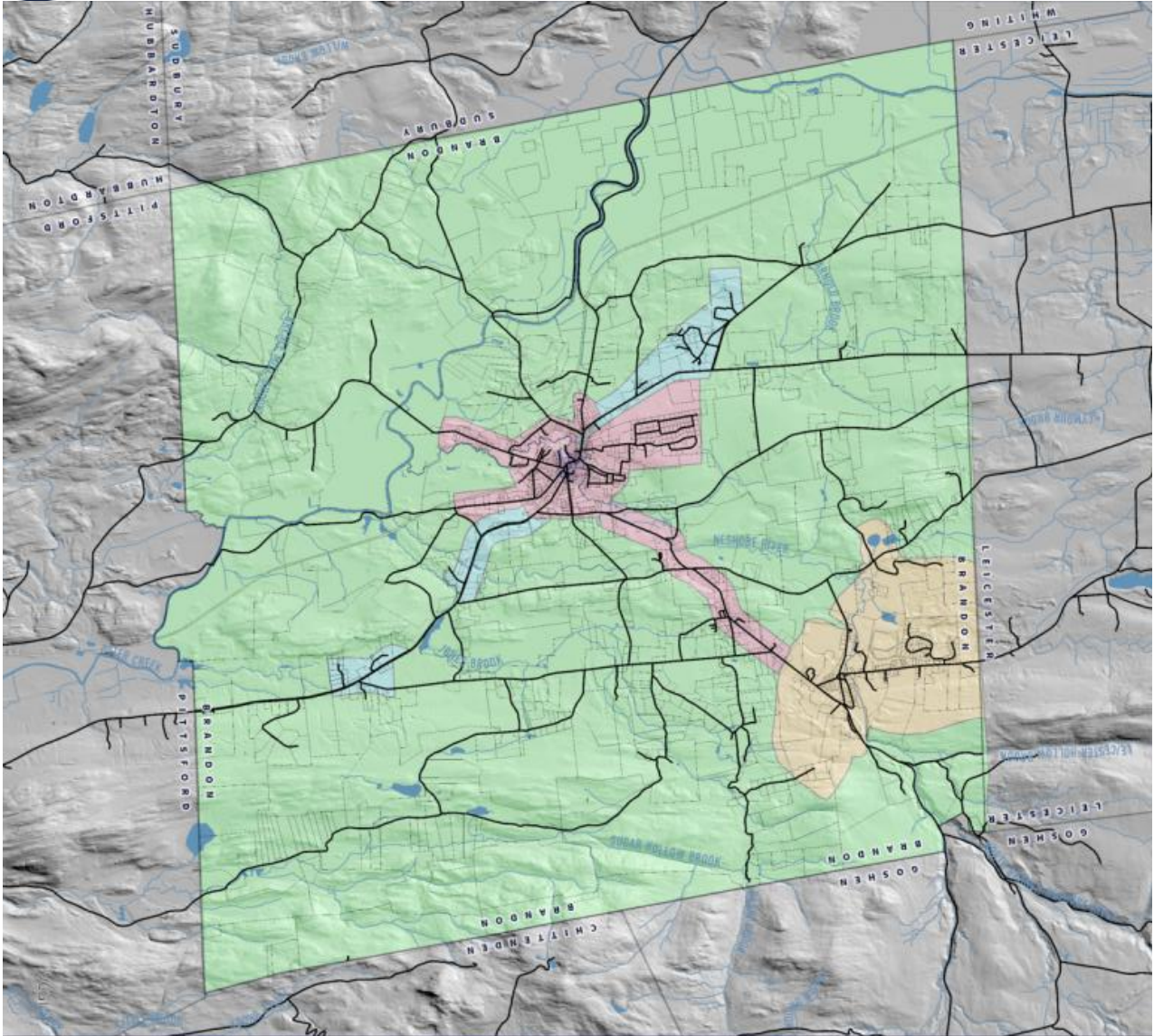
This is the Official Zoning Ordinance for the Town of Pittsford, Vermont, as amended by the Select Board on March 23, 2019 and effective on April 11, 2019. This map reflects any previous amendments to the Ordinance as of the date of this map. The information is provided for informational purposes only. It is not intended to be used as a legal document. For more information, please contact the Planning Commission at 802-775-0871.

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MARIE WINSLOW, CHAIRMAN

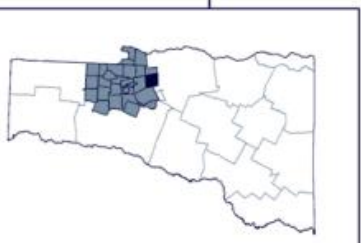
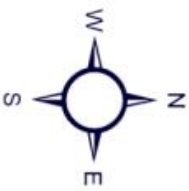


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FUTURE LAND USE BRANDON, VT

- DISTRICT**
- Lakes, Rivers, and Ponds
 - Aquifer Protection Area
 - Central Business District
 - High Density Multi Use
 - Neighborhood Residential
 - Rural Residential
- Streams and Brooks
Ponds
Roads



Produced by: Nic Stark for the Rutland Regional Planning Commission

Date: 11/1/2023 15:11

Spatial Reference:
PCS: NAD 1983 StatePlane Vermont FIPS 4400

Scale: 1:70,000

Data Sources: VCGI, VTrans

Path:
C:\Users\nicstark\Documents\Brandon\Town Plans and Bylaws\2023 Town Plan Update\Maps\Brandon_TownPlan_2023.aprx



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