

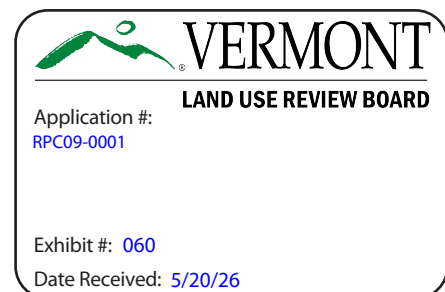


RUTLAND REGIONAL PLANNING COMMISSION

To: Vermont Land Use Review Board
From: Devon Neary, Executive Director
Date: May 20, 2026
Subject: Tier 1B Memorandum

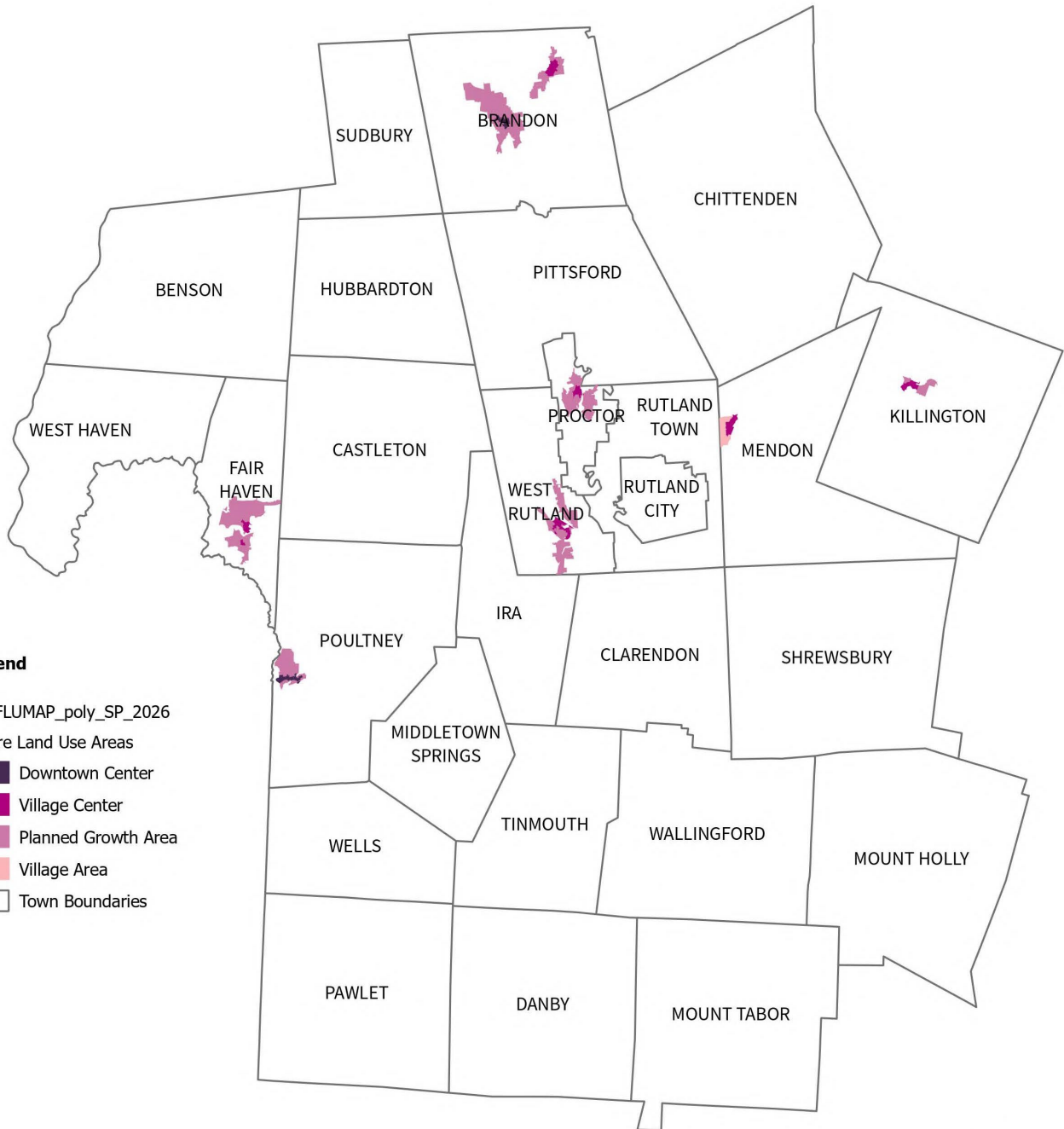
This memorandum is for the Rutland Regional Planning Commission’s (RRPC) Tier 1B Status Request as outlined in Section 1.302(B)(4) in the Regional Planning Commission Application Guidelines-Version 1.3-04/23/2026. RRPC is requesting Tier 1B approvals for 17 eligible areas in seven out of 27 municipalities in the Rutland Region. A Tier 1B Opt-In Summary is provided in the table below and depicted on the map on the following page. Tier 1B eligible areas were mapped in accordance with 24 V.S.A. §4348a(a)(12) and the Future Land Use Methodology and Process Version 4.0, Revised Draft 2/24/26. Documentation on eligibility and compliance with 10 V.S.A. §6033(b) for all eligible areas is enclosed.

| Tier 1B Opt-In Summary | |
|-------------------------------|----------------------------------|
| Brandon Town | Brandon Downtown Center |
| | Forest Dale Village Center |
| | Brandon Planned Growth Area |
| | Forest Dale Planned Growth Area |
| Fair Haven Town | Fair Haven Village Center |
| | South Fair Haven Village Center |
| | Fair Haven Planned Growth Area |
| Killington | Killington Village Center |
| | Killington Planned Growth Area |
| Mendon Town | Mendon Village Center |
| | Mendon Village Area |
| Poultney Town | Poultney Downtown Center |
| | Poultney Planned Growth Area |
| Proctor Town | Proctor Village Center |
| | Proctor Planned Growth Area |
| West Rutland Town | West Rutland Village Center |
| | West Rutland Planned Growth Area |



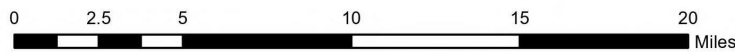
ADOPTED REGIONAL FUTURE LAND USE MAP

TIER 1B REQUESTED AREAS



Legend

- VT_FLUMAP_poly_SP_2026
 Future Land Use Areas
- Downtown Center
 - Village Center
 - Planned Growth Area
 - Village Area
 - Town Boundaries



FILE PATH: \\Rutland Regional Planning Commission\Regional Plan - Documents\2026 Regional Plan Update
 \2 - Land Use\Resources\LU_FLU_26PLAN



| Brandon Town | | |
|---|--|-----------------------------|
| Municipal resolution to opt in per 10 V.S.A. §6033(c)(1) | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| <i>Future Land Use Category Included:</i> | | |
| Downtown Center | X | Brandon Downtown Center |
| Village Center | X | Forest Dale Village Center |
| Planned Growth Area | X | Brandon, Forest Dale |
| Village Area | n/a | |
| Notes: | | |
| <i>Has duly adopted and approved plan and planning process that is confirmed in accordance with 24 V.S.A. §4350.</i> | <i>RRPC Confirmation Date: 3/19/2024</i> | |
| <i>Has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§4414, 4418, and 4442.</i> | <i>Bylaw Adoption Date: 12/30/2024 Subdivision Bylaw Adoption Date: Unified Development Ordinance 12/30/2024</i> | |
| <i>Area excludes identified flood hazard and fluvial erosion 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 Rules 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. §755(b) (flood hazard) and 10 V.S.A. §1428(b) (river corridor).</i> | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Flood Hazard Bylaws Adoption Date: 12/30/2024 River Corridor Bylaws Adoption Date: 12/30/2024</i> | |
| <i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.</i> | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: Yes Wastewater Infrastructure: Yes Soils: Yes</i> | |
| <i>Has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.</i> | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed municipal resolution.</i> | |

| Fair Haven Town | | |
|---|-----|--|
| Municipal resolution to opt in per 10 V.S.A. §6033(c)(1) | | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| <i>Future Land Use Category Included:</i> | | |
| Downtown Center | n/a | |
| Village Center | X | Fair Haven, South Fair Haven |
| Planned Growth Area | X | Fair Haven |
| Village Area | n/a | |
| Notes: | | |
| <i>Has duly adopted and approved plan and planning process that is confirmed in accordance with 24 V.S.A. §4350.</i> | | <i>RRPC Confirmation Date: 9/17/2024</i> |
| <i>Has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§4414, 4418, and 4442.</i> | | <i>Bylaw Adoption Date: 03/17/2026 Subdivision Bylaw Adoption Date: 03/17/2026</i> |
| <i>Area excludes identified flood hazard and fluvial erosion 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 Rules 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. §755(b) (flood hazard) and 10 V.S.A. §1428(b) (river corridor).</i> | | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Flood Hazard Bylaws Adoption Date: 12/12/2023</i> |
| <i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.</i> | | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: Yes Wastewater Infrastructure: Yes Soils: Yes</i> |
| <i>Has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.</i> | | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed municipal resolution.</i> |

| Killington Town | | |
|---|---|-----------------------------|
| Municipal resolution to opt in per 10 V.S.A. §6033(c)(1) | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| <i>Future Land Use Category Included:</i> | | |
| Downtown Center | n/a | |
| Village Center | X | Killington |
| Planned Growth Area | X | Killington |
| Village Area | n/a | |
| Notes: | | |
| <i>Has duly adopted and approved plan and planning process that is confirmed in accordance with 24 V.S.A. §4350.</i> | <i>RRPC Confirmation Date: 9/19/2023</i> | |
| <i>Has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§4414, 4418, and 4442.</i> | <i>Bylaw Adoption Date: 4/6/2026 Subdivision Bylaw Adoption Date: 4/6/2026</i> | |
| <i>Area excludes identified flood hazard and fluvial erosion 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 Rules 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. §755(b) (flood hazard) and 10 V.S.A. §1428(b) (river corridor).</i> | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Flood Hazard or River Corridor Bylaws</i> | |
| <i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.</i> | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: Planned Wastewater Infrastructure: Yes Soils: NA</i> | |
| <i>Has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.</i> | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed municipal resolution.</i> | |

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|---|---|-----------------------------|
| Mendon Town | | |
| Municipal resolution to opt in per 10 V.S.A. §6033(c)(1) | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| <i>Future Land Use Category Included:</i> | | |
| Downtown Center | n/a | |
| Village Center | X | Mendon |
| Planned Growth Area | n/a | |
| Village Area | X | Mendon |
| Notes: | | |
| <i>Has duly adopted and approved plan and planning process that is confirmed in accordance with 24 V.S.A. §4350.</i> | <i>RRPC Confirmation Date: 9/15/2020</i> | |
| <i>Has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§4414, 4418, and 4442.</i> | <i>Bylaw Adoption Date: 3/3/2026 Subdivision Bylaw Adoption Date: 3/3/2026</i> | |
| <i>Area excludes identified flood hazard and fluvial erosion 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 Rules 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. §755(b) (flood hazard) and 10 V.S.A. §1428(b) (river corridor).</i> | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Flood Hazard Bylaws Adoption Date: 3/2/2010</i> | |
| <i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.</i> | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: No Wastewater Infrastructure: Yes Soils: Yes</i> | |
| <i>Has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.</i> | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed municipal resolution.</i> | |

| Poultney Town | | |
|---|-----|--|
| Municipal resolution to opt in per 10 V.S.A. §6033(c)(1) | | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| <i>Future Land Use Category Included:</i> | | |
| Downtown Center | X | Poultney |
| Village Center | n/a | |
| Planned Growth Area | X | Poultney |
| Village Area | n/a | |
| Notes: | | |
| <i>Has duly adopted and approved plan and planning process that is confirmed in accordance with 24 V.S.A. §4350.</i> | | <i>RRPC Confirmation Date: 9/20/2022</i> |
| <i>Has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§4414, 4418, and 4442.</i> | | <i>Bylaw Adoption Date: 12/16/2024 Subdivision Bylaw Adoption Date: Unified Development Ordinance 12/16/2024</i> |
| <i>Area excludes identified flood hazard and fluvial erosion 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 Rules 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. §755(b) (flood hazard) and 10 V.S.A. §1428(b) (river corridor).</i> | | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Flood Hazard Bylaws Adoption Date: 12/16/2024</i> |
| <i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.</i> | | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: Yes Wastewater Infrastructure: Yes Soils: Yes</i> |
| <i>Has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.</i> | | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed municipal resolution.</i> |

| Proctor Town | | |
|---|--|-----------------------------|
| Municipal resolution to opt in per 10 V.S.A. §6033(c)(1) | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| <i>Future Land Use Category Included:</i> | | |
| Downtown Center | n/a | |
| Village Center | X | Proctor |
| Planned Growth Area | X | Proctor |
| Village Area | n/a | |
| Notes: | | |
| <i>Has duly adopted and approved plan and planning process that is confirmed in accordance with 24 V.S.A. §4350.</i> | <i>RRPC Confirmation Date: 6/16/2020</i> | |
| <i>Has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§4414, 4418, and 4442.</i> | <i>Bylaw Adoption Date: 3/13/2017 Subdivision Bylaw Adoption Date: 03/23/2026</i> | |
| <i>Area excludes identified flood hazard and fluvial erosion 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 Rules 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. §755(b) (flood hazard) and 10 V.S.A. §1428(b) (river corridor).</i> | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Flood Hazard Bylaws Adoption Date: 3/13/2017 River Corridor Bylaws Adoption Date: 3/13/2017</i> | |
| <i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.</i> | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: Yes Wastewater Infrastructure: Yes Soils: NA</i> | |
| <i>Has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.</i> | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed municipal resolution.</i> | |

| West Rutland Town | | |
|---|-----|--|
| Municipal resolution to opt in per 10 V.S.A. §6033(c)(1) | | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| <i>Future Land Use Category Included:</i> | | |
| Downtown Center | n/a | |
| Village Center | X | West Rutland |
| Planned Growth Area | X | West Rutland |
| Village Area | n/a | |
| Notes: | | |
| <i>Has duly adopted and approved plan and planning process that is confirmed in accordance with 24 V.S.A. §4350.</i> | | <i>RRPC Confirmation Date: 4/16/2024</i> |
| <i>Has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§4414, 4418, and 4442.</i> | | <i>Bylaw Adoption Date: 12/19/2022 Subdivision Bylaw Adoption Date: 11/7/2005</i> |
| <i>Area excludes identified flood hazard and fluvial erosion 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 Rules 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. §755(b) (flood hazard) and 10 V.S.A. §1428(b) (river corridor).</i> | | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Flood Hazard Bylaws Adoption Date: 12/19/2022</i> |
| <i>Has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.</i> | | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Water Supply: Yes Wastewater Infrastructure: Yes Soils: Yes</i> |
| <i>Has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.</i> | | <i>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See enclosed municipal resolution.</i> |