

## SUMMARY: REGIONAL PLAN APPROVAL CRITERIA FOR TRORC

This summary and the pages that follow document how the Two Rivers-Ottauquechee Regional Commission (TRORC) Draft Regional Plan dated May 26, 2026 meets the requirements for approval by the Land Use Review Board. Per 24 V.S.A. § 4348(h)(4), the Land Use Review Board (LURB) will approve the regional plan upon finding that the regional plan meets the following requirements:

- (A) Consistency with the **State planning goals** as described in Section 4302 of Chapter 117 with consistency determined in the manner described under subdivision 4302(f)(1) of this chapter.
- (B) Consistency with the **purposes of the regional plan** established in section 4347 of chapter.
- (C) Consistency with the **regional plan elements** as described in section 4348a of this chapter, except that the requirements of section 4352 of this chapter related to enhanced energy planning shall be under the sole authority of the Department of Public Service.
- (D) Compatibility with **adjacent regional planning areas** in the manner described under subdivision 4302(f)(2) of this chapter.

In addition, the LURB conducts **regional plan map review** following the requirements of 10 V.S.A. § 6033. This approval may happen separately from regional plan approval.

### Plan Consistency & Compatibility


As used in Chapter 117, ““consistent with the goals” requires substantial progress toward attainment of the goals established in this section, unless the planning body determines that a particular goal is not relevant or attainable. If such a determination is made, the planning body shall identify the goal in the plan and describe the situation, explain why the goal is not relevant or attainable, and indicate what measures should be taken to mitigate any adverse effects of not making substantial progress toward that goal. The determination of relevance or attainability shall be subject to review as part of a consistency determination under this chapter.” 24 V.S.A. § 4302(f)(1).

“...for one plan to be “compatible with” another, the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan. If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if” it meets certain criteria listed in 24 V.S.A. § 4302(f)(2).

The following checklists summarize how the Two Rivers-Ottauquechee Regional Commission’s plan meets the requirements above. Further details regarding how the plan and map meet the various requirements are on the following pages.

#### A. Consistency - State Planning Goals: § 4302

		Met	Not Met
1	Development Pattern	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Economy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Education	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Natural and Historic Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Quality of Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	<b>VERMONT</b>
	<b>LAND USE REVIEW BOARD</b>
Application #:	
RPC10-0001	
Exhibit #:	002
Date Received:	5/27/26

*Two Rivers-Ottauquechee Regional Commission Review Checklist  
May 27, 2026*

- |    |                                    |                                     |                          |
|----|------------------------------------|-------------------------------------|--------------------------|
| 8  | Recreation                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9  | Agriculture and Forest Industries  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10 | Use of Resources                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11 | Housing                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12 | Public Facilities                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13 | Child Care                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14 | Flood Resilience                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15 | Environmental Benefits and Burdens | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**B. Consistency – Regional Plan Purposes § 4347**      Met      Not Met  
 Is the plan consistent with the purposes of the Regional Plan?           

**C. Consistency - Required Elements § 4348a**      Met      Not Met

1	Statement of Policies to Guide Development	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Natural Resources and Working Lands	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Utility and Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Implementation Program	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Development Trends	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Housing Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Economic Development	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Flood Resilience	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Future Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**D. Compatibility – Adjacent Regional Planning Areas § 4302(f)(2)**      Met      Not Met  
 Is the plan consistent with the plans of adjacent regional planning areas?           

**Mapping – Future Land Use Areas**      Met      Not Met  
 Does the plan’s Future Land Use Map delineate areas following the required mapping process and standards?

**PLAN AND PLANNING PROCESS OVERVIEW**

**OUTREACH AND NOTIFICATION**

The following summarizes outreach and notice as required by 24 V.S.A. § 4348, Adoption of a Regional Plan.

<b>Outreach and Notification Timelines</b>	<b>Complete</b>	<b>Actual or anticipated date(s)</b>
Throughout the planning process, the RPC has solicited the input of member municipalities, local residents, and organizations (24 V.S.A. § 4348(a))	<input checked="" type="checkbox"/>	See attached Regional Plan Outreach Summary (Appendix G)
60 days before first RPC hearing: Send draft regional plan to LURB (24 V.S.A. § 4348(b))	<input checked="" type="checkbox"/>	Sent May 26, 2026
At least 30 days before first RPC hearing, plan and accompanying documentation sent to state and regional partners ((24 V.S.A. § 4348(d)(1))	<input checked="" type="checkbox"/>	Sent by June 12, 2026 (anticipated)
At least 30 days before first RPC hearing, RPC provides member municipalities with description of map changes, Tier 1B info, designation info (24 V.S.A. § 4348(d)(2))	<input checked="" type="checkbox"/>	Sent by June 12, 2026 (anticipated)
RPC holds at least two public hearings (24 V.S.A. § 4348(c))	<input checked="" type="checkbox"/>	First hearings set for July 28, 29, and 30, 2026  Second hearing set for October 7, 2026 (anticipated)
Regional Plan adoption by regional planning commission (24 V.S.A. § 4348(g))	<input checked="" type="checkbox"/>	October 28, 2028 (anticipated)
Within 15 days following adoption, RPC submits regionally adopted plan to LURB for determination compliance (24 V.S.A. § 4348(h)(1))	<input checked="" type="checkbox"/>	November 6, 2026 (anticipated)

See 24 V.S.A. § 4348(f) for information on amendments to the plan during this process.

**COMMUNITY OUTREACH AND MEANINGFUL PARTICIPATION IN PLAN DEVELOPMENT**

24 V.S.A. § 4348 calls on Regional Planning Commissions to “allow for meaningful participation” in the adoption and amendment of a regional plan. Meaningful participation is defined in 3 V.S.A. § 6002. This section reports on the community outreach efforts undertaken for this plan’s development that advance meaningful participation, including information about engagement of Environmental Justice Focus Populations, also defined in 3V.S.A. § 6002. Document outreach efforts in this section. Please include information about the outreach strategy, how the RPC sought to reach Environmental Justice Focus Populations, and the results of these efforts. This section may include a list or table summarizing outreach activities undertaken in the development of this plan.

Please see Appendix G which details outreach and Appendix F which is our Equity Analysis and includes our approach to identifying and engaging Environmental Justice Focus Populations EJFPs.

## **NEW TIER 1B REQUESTS**

With this application, TRORC is requesting Tier 1B area approvals for portions of the following municipalities:

Bethel  
Fairlee  
Hartford  
Newbury  
Norwich  
Randolph  
Woodstock

The areas are shown on the Tier 1B map. These Tier 1B area requests are documented in the attached memo.

## PART A – CONSISTENCY WITH STATE PLANNING GOALS

Per 24 V.S.A. § 4348(h)(4), for the Land Use Review Board to issue a determination of plan compliance, it must find that the plan is consistent with the State planning goals as established in 24 V.S.A. § 4302.

Describe plan compliance below.

In this section, please provide detailed information about how the plan meets the general and specific goals outlined in 24 V.S.A. § 4302(b) and § 4302(c).

### 4302(b) – GENERAL GOALS

- (1) To establish a coordinated, comprehensive planning process and policy framework to guide decisions by municipalities, regional planning commissions, and State agencies.
- (2) To encourage citizen participation at all levels of the planning process, and to assure that decisions shall be made at the most local level possible commensurate with their impact.
- (3) To consider the use of resources and the consequences of growth and development for the region and the State, as well as the community in which it takes place.
- (4) To encourage and assist municipalities to work creatively together to develop and implement plans.

Page numbers: 11-1 to 11-6

Narrative: Coordination across plans is largely covered in Chapter 11: Relationship to Other Plans. This chapter looks at adjacent regional plans (11-1 and 11-2), as well as intersections with other agencies and their planning on watersheds (11-3), economic development (11-4), transportation (11-4), and housing (11-4). This chapter also looks at the interrelationship with member towns' plans (11-5). Goals and recommendations to continue coordination are found on page 11-6. TRORC's Plan was developed with citizen input as can be seen in the Outreach Summary document (Appendix G). The implications of growth are largely covered in Chapter 3. The Region can accommodate significant growth, but more sewer and water infrastructure is needed to keep some of this concentrated and preserve water quality. Recommendation #4 encourages towns to work together.

### 4302(c) – SPECIFIC GOALS

**Goal 1 : To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.**

**A) Intensive residential development should be encouraged primarily in downtown centers, village centers, planned growth areas, and village areas as described in section 4348a of this title, and strip development along highways should be avoided. These areas should be planned so as to accommodate a substantial majority of housing needed to reach the housing targets developed for each region pursuant to subdivision 4348a(a)(9) of this title.**

**B) Economic growth should be encouraged in locally and regionally designated growth areas, employed to revitalize existing village and urban centers, or both.**  
**C) Public investments, including the construction or expansion of infrastructure, should reinforce the planned growth patterns of the area.**  
**D) Development should be undertaken in accordance with smart growth principles as defined in subdivision 2791(13) of this title.**

*Page numbers: 3-4 to 3-17*

*Narrative: The placement of new development in keeping with the goal of compact settlement is largely done through the regional future land use map and the accompanying policies for specific regional future land use areas that direct more intense growth to what we call ‘core settlements’. This is the umbrella term for all of our more developed areas. General overall goals can be found on page 3-3.*

*No upper limits are proposed on development in Downtown Centers, Village Centers or Planned Growth Areas. Multistory and mixed uses are encouraged. Increases in funding for sewer and water systems to support these areas are supported in Chapter 9 (Policy #2 on page 9-5). Transition areas are encouraged to build out at several units per acre (Policy #2 on page 3-8). Village Areas are somewhat less dense, but still at 5 units/acre with smaller commercial uses. Core settlement land use areas were designed to reasonably fit a substantial majority of the 2030 housing targets.*

*Additional development at smaller scales and densities is envisioned in the three Rural future land use areas. Rural General is proposed at a density of one principal structure per 2 acres (Policy #2, Page 3-12), and Rural Ag and Forestry at one per 5 acres (Policy #2, Page 3-14). Rural Conservation has no density policy at this time, but does have caps on overall development at 10 structures and one acre of impervious cover (Policies #9 and #12, Page 3-17). In the two less dense areas, clustering is required of subdivisions to protect ag and forestry lands (Policy #4 on page 3-14 and Policy #8 on Page 3-17).*

**Goal 2: To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.**

*Page numbers: 5-10, 5-11*

*Narrative: Goals, policies, and recommendations in the Economic Development Chapter support a strong economy that is in keeping with our natural resource base in a ‘place-based’ approach. Policies and recommendations serve to bolster the social, educational, and infrastructural foundations for a good economy. Housing is called out as a critical need, as well as financing, permit assistance, regional collaboration, brownfields revitalization, and value-added farm and forestry products.*

**Goal 3: To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.**

Page numbers: 5-11, 9-9

Narrative: Recommendations #5 and #12 in the Economic Development Chapter, and Goal #2 and Policy #2 in the Utilities, Facilities and Services Chapter all support vocational training. Goal #1 in the Utilities, Facilities and Services Chapter supports overall educational enrichment.

**Goal 4: To provide for safe, convenient, economic, and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.**

**A) Highways, air, rail, and other means of transportation should be mutually supportive, balanced, and integrated.**

Page Numbers: 4-8 to 4-10, 2-9

Narrative: The Transportation Chapter discusses and supports all modes of transportation as an integrated system. TRORC will work to address safety as outlined in Recommendation #8. The design of highways to provide traffic calming is covered in Policy #10. The Region's highways are reviewed in the background text and several goals, polices, and recommendations are made to keep them well-maintained and operating at a decent level of service. Increasing the energy efficiency of the transportation system is supported through reducing VMT (Policy #15), increasing park and rides (Policy #14), installing EV charging (Policy #11), and greater transit capacity. Reducing highways' impacts as barriers to wildlife are addressed in Policy #10. Reducing highways' impact to surface waters is covered in Recommendation #3. Air travel is not discussed as we have no airports in our Region. Rail travel is supported in Policy #17. Transit is heavily supported in Goal #3, and Policies #3, #9, and #13. Pedestrian and bicycle modes are supported in Goal #5, Policies #9, #16, #20 and #21. The transportation system and its interrelationship with health outcomes is covered in Chapter 2 and several recommendations are made on page 2-9 to create safe, walkable communities.

**Goal 5: To identify, protect, and preserve important natural and historic features of the Vermont landscape, including:**

**A) significant natural and fragile areas;**

**B) outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands;**

**C) significant scenic roads, waterways, and views;**

**D) important historic structures, sites, or districts, archaeological sites, and archaeologically sensitive areas.**

Page Numbers: 6-1 to 6-23, 7-1 to 7-8

Narrative: Natural features are covered in Chapter 6 and historic and scenic resources in Chapter 7. Significant and fragile areas are not defined in statute, but we address threatened and endangered species, biodiversity, critical natural communities, and wildlife in text and support their preservation through goals, policies and recommendations on pages 6-22 and 6-23, especially Biodiversity, Natural Communities and Wildlife Goals #1 and #2, Policies #1 and 6, and Recommendation #1. Background on surface waters and wetlands is found on pages 6-1 to 6-4 and 6-13 and 6-14. Protective goals, policies, and recommendations are found on page 6-16 and 6-17 for surface waters, including a strong emphasis on increasing water quality classifications (Surface Water Policy #10 and Recommendation #7) and planning to identify and address issues (Surface Water Policy #3 and Recommendation #8). Wetlands have policies on page 6-25, including the Goal #1 of no net loss of wetlands. Scenic resources are discussed on pages 7-3 and 7-4 with supportive policies on pages 7-6 and 7-7. Lighting is related to scenic resources but discussed separately and has its own policies on page 7-8 that are meant to preserve safety but also our dark skies from light pollution. Historic structures and sites have goals, policies, and recommendations that support their protection on page 7-5. Archeological resources are encouraged to be protected on page 7-6.

**Goal 6: To maintain and improve the quality of air, water, wildlife, forests, and other land resources.**

**A) Vermont's air, water, wildlife, mineral, and land resources should be planned for use and development according to the principles set forth in 10 V.S.A. § 6086(a).**

**B) Vermont's water quality should be maintained and improved according to the policies and actions developed in the basin plans established by the Secretary of Natural Resources under 10 V.S.A. § 1253.**

**C) Vermont's forestlands should be managed so as to maintain and improve forest blocks and habitat connectors.**

Page numbers: 6-16 to 6-25

Narrative: Chapter 6 on Natural Resources is the most relevant for this goal. This chapter addresses surface water, groundwater, soils, mineral resources, air quality, biodiversity, forests, wetlands, fisheries, and wildlife. TRORC has long had a strong stance on protecting and improving water quality (see Surface Water Goals #1 and #3 and all Surface Water Policies (pages 6-16, 6-17). Basin plans and planning are called out in Surface Water Policies #3 and #10, and Recommendations #4 and #9. Mineral Resources are addressed on page 6-20. Air quality is addressed on 6-21. Wildlife in general is addressed on pages 6-22 and 6-23, with a special emphasis on habitat. Fisheries are addressed on page 6-24 with policies to support habitat and passage. Forest blocks and habitat connectors also factored into the future land use areas and mapping separately in Chapter 3, primarily around the Rural Conservation future land use area.

**Goal 7: To make efficient use of energy, provide for the development of renewable energy resources, and reduce emissions of greenhouse gases.**

**A) General strategies for achieving these goals include increasing the energy efficiency of new and existing buildings; identifying areas suitable for renewable energy generation; encouraging the use and development of renewable or lower emission energy sources for electricity, heat, and transportation; and reducing transportation energy demand and single occupancy vehicle use.**

**B) Specific strategies and recommendations for achieving these goals are identified in the State energy plans prepared under 30 V.S.A. §§ 202 and 202b.**

*Page numbers: 10-14 to 10-18*

*Narrative: Conservation of energy in buildings is supported in Chapter 10, primarily under Thermal Energy Goals #1 and #2, and Policies #1, #4, and #5. Fossil free heating is supported in many areas, including Thermal Energy Goals #3 and #4, and a very strong Policy #2 prohibiting fossil fuels as a primary heat source. Renewable electric generation is covered on page 10-4 and meets all the state goals. Transportation is a heavy energy user and is encouraged to transition to non-fossil fuels on page 10-15, including mandatory requirements for EV charging and discouraging any new fossil fuel service stations. More detail on energy targets and data is also found in Appendix D.*

**Goal 8: To maintain and enhance recreational opportunities for Vermont residents and visitors.**

**A) Growth should not significantly diminish the value and availability of outdoor recreational activities.**

**B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.**

*Page Numbers: 4-9, 2-9, 9-17 and 9-18, 6-16*

*Narrative: Recreation is largely covered in Part I of Chapter 9 on pages 9-17 to 9-18 and is provided overall support in Recreation Goals #1 and #2. Recreation Policies #1, #4 and #5 specifically call out trails. Access to rivers is supported in Recommendation #4. Access to recreational areas is also encouraged in Transportation Policy #19 (page 4-9), and Active Living and Transportation Recommendations #1 and #6 (page 2-9). Recreational access to waters is also supported in Surface Water Policies #1 and #2.*

**Goal 9: To encourage and strengthen agricultural and forest industries.**

**A) Strategies to protect long-term viability of agricultural and forestlands should be encouraged and should include maintaining low overall density.**

**B) The manufacture and marketing of value-added agricultural and forest products should be encouraged.**

**C) The use of locally-grown food products should be encouraged.**

**D) Sound forest and agricultural management practices should be encouraged.**

**E) Public investment should be planned so as to minimize development pressure on agricultural and forest land.**

*Page Numbers: 5-4 to 5-6, 3-13, 3-15, 3-19, 3-20, 5-10 to 5-11, 6-19, 6-22, 6-23, 2-8*

Narrative: The support of agriculture and forestry (including forest products) as businesses is largely covered in the Economic Development Chapter in background text on pages 5-4 to 5-6, and through Goal #3, Policy #6, and Recommendations #9, #11 and #12. Recommendation #9 speaks directly to value-added farm and forest products. Chapter 2 promotes local food on page 2-8. Protecting the land base for such uses is largely covered in Chapter 3 through the Rural Agriculture and Forestry and Rural Conservation regional future land use areas and their associated policies. Rural Agriculture and Forestry Policies #2, #3, #4, and #6 (page 3-15) direct development away from ag soils or forested areas or to at least concentrate at their edges. Many of these are mandatory policies. In Rural Conservation which has large lots of typically priority forest blocks, Goal #1 promotes forests and forestry while Policy #8 limits impacts on forestry potential (pages 3-19 to 3-20). Even Rural General's Policies #6 and #9 (page 3-13) direct development to cluster away from farmlands. Background on both ag soils and forests' ecological functions are covered in Chapter 6, whose Soil Resources' Goal #2, Policy #1, and all five recommendations (page 6-19) work to preserve farmlands. Additionally, Chapter 6's Biodiversity, Natural Communities and Wildlife Conservation Policies #1, #2, #4, #6, and Recommendations #3, #4, and #10 all serve to encourage the preservation of larger forest tracts (which is good for habitat as well as forestry).

**Goal 10: To provide for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.**

Page Numbers: 6-6, 6-20

Narrative: Extraction of mineral resources and the safe operation of facilities and the restoration of such areas is covered in background on page 6-6 and through all Mineral Resources goals, policies, and recommendations on page 6-20.

**Goal 11: To ensure the availability of safe and affordable housing for all Vermonters.**

**A) Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate income, and consistent with housing targets provided for in subdivision 4348a(a)(9) of this title.**

**B) New and rehabilitated housing should be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.**

**C) Sites for multi-family and manufactured housing should be readily available in locations similar to those generally used for single-family dwellings.**

**D) Accessory dwelling units within or attached to single-family residences that provide affordable housing in close proximity to cost-effective care and supervision for relatives, elders, or persons who have a disability should be allowed.**

Page Numbers: 8-1 to 8-17

***Narrative:** Housing issues are mainly addressed in Chapter 8, which we have titled Homes in the Region, as people think they live in homes, not housing, and "homes" have better mental connotations than "housing." Our Future Land Use Map and core settlement areas were drawn to conservatively accommodate the high estimate for the 2030 housing targets for each town, which are shown on page 8-5. Goals, policies and recommendations are found on pages 8-15 to 8-17.*

*Goals #1 and #3 envision homes that are safe, suitable, and affordable. Housing that meets the needs of lower income households is supported by Policies #2, #3, and #11, and Recommendations #1, #3, #5, #10, and #16. Policy #7 is a mandatory inclusionary provision for projects that trigger Act 250. Policies and recommendations to support housing for elders or people who are most at risk of being unhoused are found in Policy #17, and Recommendations #12, #17, and #18. Policies for safe and centrally located housing are found in Policies #5, #13, #14, and #19. Specific policies to support manufactured and multi-family housing are found in Policies #2, #4, #11, and #18. ADUs are allowed by law, and so cannot be restricted by regional policy. TRORC considers ADUs as part of the needed small-scale housing mix that are especially supported in Policy #10 and Recommendations #2, #3, #9, #14, and #16.*

**Goal 12: To plan for, finance, and provide an efficient system of public facilities and services to meet future needs.**

**A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply, and sewage and solid waste disposal.**

**B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services.**

*Page numbers: 9-1 to 9-23*

***Narrative:** Facilities and services are naturally covered in the Utilities, Facilities and Services chapter, which was revised this time to incorporate what had been a previously separate chapter on Emergency Management. Planning for financing of services is supported in Overall Goal #1 (page 9-2), and Water and Wastewater Goal #1, Policy #1, and Recommendation #2 (page 9-5); Municipal Buildings Recommendation #1 (page 9-16); and Emergency Management Recommendation #3 (page 9-21). Connecting the rate and location of growth to commensurate services is made in Water and Wastewater Policies #3 and #6 (page 9-5); Educational Facilities Policy #1 (page 9-9); Municipal Buildings Policy #2, and State Office Buildings Policy #1 (page 9-16). Infrastructure such as water supply and wastewater treatment are also addressed in other places as they are key for water quality protection and to enable compact development.*

**Goal 13: To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.**

*Page numbers: 9-10 to 9-11, 5-10*

*Narrative:* Childcare is addressed with background on page 9-10 and then through goals, policies and recommendations on page 9-11. These support creation of more childcare services by helping with permitting, and identifying good locations and buildings. Childcare also comes up in the Economic Development chapter as a recommendation for TRORC to work with others on services to attract younger workers in Recommendation #4 on page 5-10.

**Goal 14: (14) To encourage flood resilient communities.**

**A) New development in identified flood hazard and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.**

**B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.**

**C) Flood emergency preparedness and response planning should be encouraged.**

*Page Numbers:* 3-22 to 3-28, page 9-21

*Narrative:* Flooding is well-addressed along with other hazards at the end of Chapter 3. Fourteen of the sixteen policies on Hazard Resilience relate to flooding (both inundation and erosive). Upland areas are covered in Policy #9. Restoration is encouraged in Hazard Resilience Policies #5 and #12 and Recommendation #7. Emergency planning for floods is supported in Policy #14 and Recommendation #3. Flood risk also is covered under the Emergency Management section in Chapter 9, specifically Policy #5 and Recommendation #5.

**Goal 15: To equitably distribute environmental benefits and burdens as described in 3 V.S.A. chapter 72.**

*Page Numbers:* 1-2, 1-3, Appendix F

*Narrative:* The concept of State planning goal 15 is covered in the Introduction, and its application is done throughout the Plan in too many places to recount here. Nearly all parts of the regional plan create benefits or reduce burdens for residents and visitors alike by seeking to improve the natural environment, increase transportation options, improve the economy, create more affordable housing and access to healthy food, offer recreational opportunities, etc. However, some parts of the plan have an emphasis on equity, and these have been denoted with a "E=" symbol. All of these have been collated into a table at the end of Appendix F. This appendix also covers the process part of the goal in terms of meaningful engagement.

**PART B – CONSISTENCY WITH THE PURPOSES OF A REGIONAL PLAN**

Per 24 V.S.A. § 4348(h)(4), for the Land Use Review Board to issue a determination of plan compliance, it must find that the plan is consistent with the purposes of a regional plan as established in 24 V.S.A. § 4347. “Consistency” is defined in 24 V.S.A. § 4302(f)(1), and above.  
Please provide detailed information describing how the plan is consistent with the purposes of a regional plan.

**24 V.S.A. § 4347 – PURPOSES OF A REGIONAL PLAN**

A regional plan shall be made with the general purpose of guiding and accomplishing a coordinated, efficient, equitable, and economic development of the region that will, in accordance with the present and future needs and resources, best promote the health, safety, order, convenience, prosperity, and welfare of current and future inhabitants as well as efficiency and economy in the process of development. This general purpose includes recommending a distribution of population and of the uses of the land for urbanization, trade, industry, habitation, recreation, agriculture, forestry, and other uses as will tend to:

- (1) create conditions favorable to transportation, health, safety, civic activities, and educational and cultural opportunities;
- (2) reduce the wastes of financial, energy, and human resources that result from either excessive congestion or excessive scattering of population;
- (3) promote an efficient and economic utilization of drainage, energy, sanitary, and other facilities and resources;
- (4) promote the conservation of the supply of food, water, energy, and minerals;
- (5) promote the production of food and fiber resources and the reasonable use of mineral, water, and renewable energy resources;
- (6) promote the development of housing suitable to the needs of the region and its communities; and
- (7) help communities equitably build resilience to address the effects of climate change through mitigation and adaptation consistent with the Vermont Climate Action Plan adopted pursuant to 10 V.S.A. § 592 and 3 V.S.A. chapter 72.

*Page Numbers: entire plan*

*Narrative: The disparate parts of items 1-7 above are covered throughout the plan, in locations too numerous to call out. Overall the plan's stance is one toward conservation of the natural world, as well as its use in a sustainable fashion; efficient use of land and energy by reducing sprawl; maintenance of human built systems; production of food, energy, housing, and jobs in a way that provides wide benefits; and adaptation to climate change through flood and heat resilience.*

**PART C – REQUIRED ELEMENTS OF A REGIONAL PLAN**

Per 24 V.S.A. § 4348(h)(4), for the Land Use Review Board to issue a determination of plan compliance, it must find that the plan is consistent with the regional plan elements as described in 24 V.S.A. § 4348a, except that the requirements of 24 V.S.A. § 4352 related to enhanced energy planning are under the sole authority of the Department of Public Service.

Please provide details about how the regional plan is consistent with the regional plan elements listed below.

**(1) A statement of basic policies of the region to guide the future growth and development of land and of public services and facilities, and to protect the environment**

Page Numbers: 9-2, 9-5, 9-6, 3-3

*Narrative:* Facilities and services are naturally covered in the Utilities, Facilities and Services chapter. Policies for planning for financing of services, locating services to support concentrated development, proper treatment of solid waste and wastewater, and ensuring that the rate and location of growth is accompanied by services is made in several relevant parts of this chapter. Policies on development type and location are found in the Land Use chapter, with overall goals on page 3-3.

**(2) A natural resources and working lands element, which shall consist of a map or maps and policies, based on ecosystem function, consistent with Vermont Conservation Design, support compact centers surrounded by rural and working lands, and that:**

**(A)** Indicates those areas of significant natural resources, including existing and proposed for forests, wetlands, vernal pools, rare and irreplaceable natural areas, floodplains, river corridors, recreation, agriculture using the agricultural lands identification process established in 6 V.S.A. § 8, residence, commerce, industry, public, and semipublic uses, open spaces, areas reserved for flood plain, forest blocks, habitat connectors, recreation areas and recreational trails, and areas identified by the State, regional planning commissions, or municipalities that require special consideration for aquifer protection; for wetland protection; for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation purposes.

**(B)** Indicates those areas that have the potential to sustain agriculture and recommendations for maintaining them that may include transfer of development rights, acquisition of development rights, or farmer assistance programs.

**(C)** Indicates those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests. A plan may include specific policies to encourage the active management of those areas for wildlife habitat, water quality, timber production, recreation, or other values or functions identified by the regional planning commission.

**(D)** Encourages preservation of rare and irreplaceable natural areas, scenic and historic features and resources.

**(E) Encourages protection and improvement of the quality of waters of the State to be used in the development and furtherance of the applicable basin plans established by the Secretary of Natural Resources under 10 V.S.A. § 1253.**

Page Numbers: 3-15, 3-19, 3-20, 6-16, 6-17, 6-22, 7-5, 7-7

Narrative: The plan does not have this element in a single chapter, but rather mostly addresses this in Chapter 6 and Chapter 3. Chapter 3's policies on land use direct most development to core settlements and away from areas best suited as agricultural or forests. Map 3 is the Future Land Use Map and it lays out the preferred pattern of development, as well as showing river corridors and floodplains. Maps 4-7 show forest and connectivity blocks, waters, ag soils, wetlands, significant natural communities, and rare, threatened or endangered species locations. Together these maps satisfy parts A-C. Policies to implement C are found in the respective policies for the Rural Agriculture and Forestry Area on page 3-15, especially Policies #3, #4, #6, and #7; and pages 3-19 to 3-20 for the Rural Conservation Area in Policies #3, #4, #8, #10, #11, and #16. Policies related to part D that encourage preservation of natural areas, and scenic and historic resources can be found on pages 6-22, 7-7, and 7-5 respectively. As for part E, TRORC has strong policies on protection and improvement of water quality as seen in Surface Water Policies #1, #5, #6, and #10 on pages 6-16 and 6-17.

**(3) An energy element, including an analysis of resources, needs, scarcities, costs, and problems within the region across all energy sectors, including electric, thermal, and transportation; a statement of policy on the conservation and efficient use of energy and the development and siting of renewable energy resources; a statement of policy on patterns and densities of land use likely to result in conservation of energy; and an identification of potential areas for the development and siting of renewable energy resources and areas that are unsuitable for siting those resources or particular categories or sizes of those resources.**

Page Numbers: 10-1 to 10-14, Appendix D, Maps 10-14

Narrative: The Energy Chapter, as well as Appendix D was not changed as TRORC got a determination of energy compliance from the PSD when adopting our Regional Plan in February of 2025. The only update made was the generation map (Map 10). Background on energy supply, scarcity, and costs is largely found on pages 10-4 and 10-5; energy goals are covered on pages 10-1 and 10-2, as well as 10-14; discussions of the three main energy areas of electric supply (10-4 to 10-5), transportation (10-6 to 10-7) and thermal (10-8 to 10-10) lead to a discussion of siting issues. Goals, policies, and recommendations on conservation and efficiency are found on 10-14, and siting on page 10-18. Overall the chapter has been found to meet the state requirements and to further the state energy goals. Regional energy data modeling results are found in Appendix D.

**(4) A transportation element consisting of a statement of present and prospective transportation and circulation facilities, and a map showing existing and proposed highways, including limited access highways, and streets by type and character of improvement, and where pertinent, anticipated points of congestion, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads and port facilities, and other similar facilities or uses, and recommendations to meet future needs for such facilities, with indications of priorities of need, costs, and method of financing.**

Page Numbers: 4-8 to 4-10, Map 8

Narrative: Map 8 shows current and proposed transportation systems/facilities. Goals, policies, and recommendations that support a well-maintained, interconnected, and multimodal transportation system are found on pages 4-8 to 4-10.

**(5) A utility and facility element, consisting of a map and statement of present and prospective local and regional community facilities and public utilities, whether publicly or privately owned, showing existing and proposed educational, recreational and other public sites, buildings and facilities, including public schools, State office buildings, hospitals, libraries, power generating plants and transmission lines, wireless telecommunications facilities and ancillary improvements, water supply, sewage disposal, refuse disposal, storm drainage, and other similar facilities and activities, and recommendations to meet future needs for those facilities, with indications of priority of need.**

Page Numbers: 9-1 to 9-23, Map 9, Appendix C

Narrative: The Regional Plan does not inventory all local utilities and facilities, as many of these are not regional in nature. The plan does speak to the variety of services and facilities that the region relies on, such as water supply, wastewater treatment, schools, emergency services, childcare, recreational assets, telecommunications, and solid waste, with goals, policies, and recommendations that will result in their maintenance and improvement. Health facilities are covered in Chapter 2. Energy generation and distribution is covered in Chapter 10. Facilities are shown on Map 9. Where recommendations are made to maintain or increase such services, they are given priority levels in the Implementation Matrix in Appendix C.

**(6) Repealed.**

**(7) A program for the implementation of the regional plan's objectives, including a recommended investment strategy for regional facilities and services based on a capacity study of the elements in this section.**

Page Numbers: 12-1 to 12-5, Appendix C

Narrative: Chapter 12 provides a definition of 'substantial regional impact' as well as a general discussion of the use of the plan by TRORC and others as they implement policies and recommendations. The last part of the chapter explains the Implementation Matrix found in Appendix C, which focuses on plan recommendations.

**(8) A statement indicating how the regional plan relates to development trends, needs, and plans and regional plans for adjacent municipalities and regions.**

*Page Numbers: 11-1 to 11-6*

*Narrative: Chapter 11 covers the interrelationship of the Regional Plan to adjacent regional plans, planning for economic development at the Economic Development District level (MARC and TRORC with RDCs), watershed planning, transportation planning beyond our borders, and how the Regional Plan and our towns' plans connect. TRORC developed our regional future land use map edges in concert with neighboring RPCs. TRORC, MARC, and our NH counterpart (UVLSRPC) work jointly on housing issues.*

**(9) A housing element that identifies the regional and community-level need for housing that will result in an adequate supply of building code and energy code compliant homes where most households spend not more than 30 percent of their income on housing and not more than 15 percent on transportation. To establish housing needs, the Department of Housing and Community Development shall publish statewide and regional housing targets or ranges as part of the Statewide Housing Needs Assessment. The regional planning commission shall consult the Statewide Housing Needs Assessment; current and expected demographic data; the current location, quality, types, and cost of housing; other local studies related to housing needs; and data gathered pursuant to subsection 4382(c) of this title. If no such data has been gathered, the regional planning commission shall gather it. The regional planning commission's assessment shall estimate the total needed housing investments in terms of price, quality, unit size or type, and zoning district as applicable and shall disaggregate regional housing targets or ranges by municipality. The housing element shall include a set of recommended actions to satisfy the established needs.**

*Page Numbers: 8-1 to 8-17*

*Narrative: The regional housing target for 2030 and municipal targets is shown in Figures 8-3 and 8-4 on pages 8-4 and 8-5. TRORC apportioned housing by population, and then weighted it further toward those towns with services, and then even more toward towns with both Downtown Centers and Planned Growth Areas. We used the higher projection end for 2030 as the estimate does not truly address those currently with housing but cost burdens. Housing needs are also addressed for groups such as elders and the unhoused. Housing and its relation to transportation is covered on pages 8-4 and 8-5. TRORC estimated a total housing investment need of \$250,000,000 by 2030 to bring prices within reach of residents as we meet the housing target. TRORC, of course, does not control housing funds or tax policy, but we do discuss cost issues, workable (though woefully inadequate) solutions (pages 8-11 to 8-13), and we make several concrete recommendations at the end of the chapter. Figure 8-9 on page 8-8 attempts to lay out a desired housing type breakdown based on household data compared to the current breakdown. Figure 8-5 estimates where housing produced to meet housing targets should go in terms of regional future land use areas to meet state planning goals.*

**(10) An economic development element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth.**

*Page Numbers: 5-1 to 5-11*

*Narrative: The Economic Development chapter covers the present kinds of commercial uses in the region on pages 5-4 to 5-7. The land use chapter covers best the scale, type, and desired location of commercial development across all future land use areas, especially in Enterprise Areas. Economic development policies on page 5-10 support a business environment with a well-educated workforce, solid infrastructure, quality natural assets, and coordinated partners.*

**(11)(A) A flood resilience element that:**

**(i) identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and**

**(ii) recommends policies and strategies to protect the areas identified and designated under this subdivision (A) and to mitigate risks to public safety, critical infrastructure, historic structures, and public investments.**

**(B) A flood resilience element may reference an existing regional hazard mitigation plan approved under 44 C.F.R. § 201.6.**

*Page Numbers: 3-22 to 3-28*

*Narrative: Flood resilience is covered as a major part of the Hazard Resilience section of Chapter 3. Areas of inundation and erosion are mapped on the Future Land Use Map (Map 3), with detailed hatched areas in the online version of the map. Policies #1 through #13 would stop or reduce building in flood risk areas, require building to higher standards, take into account the effects of any building through mitigation, and guide recovery to not repeat flood risks.*

**(12) A future land use element, based upon the elements in this section, that sets forth the present and prospective location, amount, intensity, and character of such land uses in relation to the provision of necessary community facilities and services and that consists of a map delineating future land use area boundaries for the land uses in subdivisions (A)–(J) of this subdivision (12) as appropriate and any other special land use category the regional planning commission deems necessary; descriptions of intended future land uses; and policies intended to support the implementation of the future land use element using the land use categories as defined by 24 V.S.A. § 4348a(a)(12)**

*Page numbers: Chapter 3 and Map 3*

*General Narrative: TRORC built upon our previous future land use map by largely working our way 'out' of core settlements, bounding them using existing settlement and then extending as needed for enough areas to meet housing targets. Then we worked our way 'in' from Rural Conservation through Rural Agriculture and Forestry to drive the mapping of the lands that remained into Rural General.*

<b>Downtown Center</b>		
<b>Municipality</b>	<b>Downtown Center Name</b>	<b>Boundary Note (optional)</b>
Hartford	White River Junction	expanded
Randolph	Randolph Village	expanded

RPC mapped this area consistent with the mapping process and standards.

RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:

*Areas of river corridor and floodplain are shown on the Future Land Use map as a hatched area and were roughly removed from the Downtown Center future land use area. Portions of parcels were left in as Downtown Centers as the actual extent of river corridors is determined, and only determined, by VTDEC using the Flood Hazard Area and River Corridor Protection Procedure which enables VTDEC to remove areas on a case-by-case basis using the revision procedure in part 5.0(c)(3)(C). Therefore, we cannot make an accurate map of the river corridor boundary. Similarly, we cannot make an accurate floodplain map as FEMA, and only FEMA can modify the flood maps through the LOMA process referenced at 5.0(b)(2). In short, we cannot make an accurate map, and if we were to aggressively remove lands from Downtown Centers due to the existing river corridor/floodplain layer, some would undoubtedly be found later to actually not be in either. This would result in lands in Downtown Centers that are developed or could be developed under river corridor and floodplain rules as not being able to do so because of our map error.*

*Rather, our approach is to have policies duplicative of stringent local regulations, as well dealing with the ambiguity in maps through Policy #11 on page 3-3 that applies in this area that, "New commercial or residential development shall not occur within the state-mapped river corridors in Downtown Centers, except where such lands are removed from river corridors as allowable infill development under the Vermont Flood Hazard Area and River Corridor Rule."*

General Narrative: To calculate areas for housing targets TRORC used varying "substantial majority" figures for each town based on services (see Figure 8-4 on page 8-5). TRORC calculated housing unit suitability on a parcel-by-parcel basis across all areas planned for denser residential growth in a town - Downtown Centers, Village Centers, Planned Growth Areas, Village Areas, and Transition Areas. TRORC then defined a development envelope area within each parcel in these areas where new housing units would be most suitable. Known constraints were largely removed from this area and thus did not contribute to the overall acreage of the envelope. As a result of this approach, some areas with no known constraints are not included in the development envelopes, simply because they were small and mostly disconnected from the envelope area by existing constraints; our rationale being that to include existing slivers of noncontiguous suitable land within the overall calculation of the envelope would be an inaccurate representation of actual acreage.

ROWs, wetlands, flood hazard and river corridor areas, and slopes of >35% were removed from the overall suitable acreage. We checked for soils that would be poorly suited for septic systems in unsewered areas. If these soils were present on a parcel, they were also excluded from the acreage.

If existing units were present on the parcel, a reasonable portion of the parcel was removed from the available acreage. For suitable lands we then used a conservative estimate of 1 unit/acre for unit density in towns without water and wastewater infrastructure, or if towns had one or the other. For towns with both water and wastewater infrastructure, we applied the same constraints when determining development envelopes but used a denser estimate of 2.5 units/acre. If additional data was provided by the town, we factored that in. As an example, Fairlee had projects currently underway for certain parcels and were able to give us the unit count for those projects that we could plug in to the housing target.

Generally, areas of existing settlements were of sufficient size to meet targets. In a few cases we needed to increase areas and those are noted in the Boundary Notes.

We did not consider conversion of existing older, larger single units to duplexes or triplexes, or development of accessory dwelling units. This factor would add more additional units than we estimated.

<b>Village Center</b>		
<b>Municipality</b>	<b>Village Center Name</b>	<b>Boundary Note (optional)</b>
Barnard	Barnard	expanded legacy
Bethel	Bethel	expanded legacy
Bethel	East Bethel	new area for housing
Bradford	Bradford	expanded legacy
Braintree	East Braintree	expanded legacy
Braintree	South Braintree	new area for housing
Braintree	West Braintree	new area for housing
Bridgewater	Bridgewater	expanded legacy
Bridgewater	Bridgewater Corner	expanded legacy

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<b>Village Center (continued)</b>		
<b>Municipality</b>	<b>Village Center Name</b>	<b>Boundary Note (optional)</b>
Brookfield	Brookfield Pond	expanded legacy
Brookfield	Brookfield Center	new area for housing
Chelsea	Chelsea	expanded legacy
Corinth	Cookeville	expanded legacy
Corinth	East Corinth (some in Topsham)	expanded legacy
Fairlee	Fairlee	expanded legacy
Granville	Lower Granville	expanded legacy
Granville	Granville	expanded legacy
Hancock	Hancock	expanded legacy
Hartford	Hartford Village	expanded legacy
Hartford	Wilder	expanded legacy
Hartford	Quechee	expanded legacy
Hartford	West Hartford	new area for housing
Hartland	Hartland	expanded legacy
Hartland	Hartland Four Corners	expanded legacy
Hartland	North Hartland	expanded legacy
Newbury	Wells River	expanded legacy
Newbury	South Ryegate	expanded legacy of NVDA town
Newbury	Newbury	expanded legacy
Norwich	Union Village (also in Thetford)	new area for housing
Norwich	Norwich	expanded legacy
Pittsfield	Pittsfield	expanded legacy
Plymouth	Tyson	expanded legacy
Plymouth	Plymouth Union	expanded legacy
Pomfret	South Pomfret	new area for housing
Randolph	Randolph Center	new area for housing
Randolph	East Randolph	expanded legacy
Rochester	Rochester	expanded legacy
Rochester	Talcville	new area for housing
Royalton	Royalton	expanded legacy
Royalton	South Royalton	expanded legacy
Sharon	Sharon	expanded legacy
Sharon	South Sharon	new area for housing
Strafford	Strafford	expanded legacy
Strafford	South Strafford	expanded legacy
Stockbridge	Stockbridge Common	new area for housing
Stockbridge	Riverside	new area for housing
Stockbridge	Gaysville	new area for housing

<b>Village Center (continued)</b>		
<b>Municipality</b>	<b>Village Center Name</b>	<b>Boundary Note (optional)</b>
Thetford	Thetford Hill	expanded legacy
Thetford	North Thetford	expanded legacy
Thetford	Thetford Center	expanded legacy
Thetford	East Thetford	expanded legacy
Thetford	Post Mills	expanded legacy
Topsham	West Topsham	expanded legacy
Topsham	Topsham	expanded legacy
Topsham	Waits River	expanded legacy
Tunbridge	Tunbridge	expanded legacy
Tunbridge	North Tunbridge	expanded legacy
Woodstock	Woodstock	expanded legacy
Woodstock	South Woodstock	new area for housing
Woodstock	West Woodstock	new area for housing
Woodstock	Taftsville	expanded legacy
West Fairlee	West Fairlee	expanded legacy
Vershire	Vershire	expanded legacy
<input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards.		
<input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:  <i>See above for an explanation of any areas in river corridors/floodplains. We do have a policy that "New commercial or residential development shall not occur within the state-mapped river corridors in Village Centers, except where such lands are removed from river corridors as allowable infill development under the Vermont Flood Hazard Area and River Corridor Rule."</i>		
<u>General Narrative:</u> See above for housing target area calculation.		

<b>Planned Growth Area</b>		
<b>Municipality</b>	<b>PGA Name/Description</b>	<b>Boundary Note (optional)</b>
Bradford	Lower Plain	new area
Hartford	White River Junction	new area
Randolph	Randolph	expanded

<input type="checkbox"/> RPC mapped this area consistent with the mapping process and standards.
<input checked="" type="checkbox"/> RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:

See above for an explanation of any areas in river corridors/floodplains. In this future land use area, statute specifically states that in making it we exclude "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." However, as noted in the explanation noted above, RPCs cannot make such determinations. We do have a policy that "New commercial or residential development shall not occur within the state-mapped river corridors in Planned Growth Areas, except where such lands are removed from river corridors as allowable infill development under the Vermont Flood Hazard Area and River Corridor Rule."

General Narrative: See above for housing target area calculation.

**Village Area**

Municipality	Village Area Name/Description	Boundary Note (optional)
Bethel	Bethel	
Bradford	Bradford	
Hartford	North and South Quechee	
Hartford	Hartford	
Fairlee	Fairlee	
Newbury	Newbury	
Newbury	Wells River	
Norwich	Norwich	
Randolph	Randolph	
Randolph	Randolph Center	
Rochester	Rochester	
Thetford	Post Mills	
Thetford	Thetford Hill	
Woodstock	Woodstock	
Woodstock	West Woodstock	

RPC mapped this area consistent with the mapping process and standards.

RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:

See above for an explanation of any areas in river corridors/floodplains. In this future land use area, statute specifically states that in making it we exclude "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," unless towns have flood hazard and river corridor regulations that meet certain standards. However, as noted in the explanation noted above, RPCs cannot make such determinations.

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We do have a policy that addresses this mapping conundrum by stating, "New commercial or residential development shall not occur within the state-mapped river corridors in Village Centers, except where such lands are removed from river corridors as allowable infill development under the Vermont Flood Hazard Area and River Corridor Rule." Additionally, we have policies on page 3-27 that apply in all future land use areas that have much the same effect as local bylaws would, as follows:

Policy #1 - "All new fill and construction of buildings in FEMA-mapped Special Flood Hazard Areas increases flood risk and is discouraged, and at a minimum must comply with the Association of State Floodplain Managers' No Adverse Impact policy."

Policy #2 - "All new buildings, other than accessory structures, in FEMA-mapped flood areas must have the lowest floor elevated or floodproofed at least one foot above base flood elevation."

Policy #4 - "New buildings within FEMA-mapped floodways shall be prohibited. Replacements of existing buildings must only happen when there are no safer reasonable opportunities."

Policy #7 "Critical facilities such as emergency services, wastewater treatment plants, power substations, and municipal buildings shall not be built in Special Flood Hazard Areas unless floodproofed or elevated to at least 2 feet above the base flood elevation and designed to withstand erosion risk, and they must have dry access above the base flood."

General Narrative: See above for housing target area calculation.

### Enterprise Areas

- RPC mapped this area consistent with the mapping process and standards.
- RPC mapped this area consistent with the mapping process and standards with the following

### Transition Areas

- RPC mapped this area consistent with the mapping process and standards.
- RPC mapped this area consistent with the mapping process and standards with the following

### Resource-based Recreation Areas

- RPC mapped this area consistent with the mapping process and standards.
- RPC mapped this area consistent with the mapping process and standards with the following

**Hamlets**

- RPC mapped this area consistent with the mapping process and standards.
- RPC mapped this area consistent with the mapping process and standards with the following

**Rural Areas: General**

- RPC mapped this area consistent with the mapping process and standards.
- RPC mapped this area consistent with the mapping process and standards with the following

**Rural Areas: Agriculture and Forestry**

- RPC mapped this area consistent with the mapping process and standards.
- RPC mapped this area consistent with the mapping process and standards with the following

**Rural Areas: Conservation**

- RPC mapped this area consistent with the mapping process and standards.
- RPC mapped this area consistent with the mapping process and standards with the following

## PART D – COMPATIBILITY WITH ADJACENT REGIONAL PLANNING AREAS

Per 24 V.S.A. § 4348(h)(4), for the Land Use Review Board to issue a determination of plan compliance, it must find that the plan is compatible with adjacent regional planning areas. 24 V.S.A. § 4302(f)(2) defines “compatibility” as follows:

(2) As used in this chapter, for one plan to be “compatible with” another, the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan. If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if it includes the following:

- (A) a statement that identifies the ways that it will significantly reduce the desired effect of the other plan;
- (B) an explanation of why any incompatible portion of the plan in question is essential to the desired effect of the plan as a whole;
- (C) an explanation of why, with respect to any incompatible portion of the plan in question, there is no reasonable alternative way to achieve the desired effect of the plan; and
- (D) an explanation of how any incompatible portion of the plan in question has been structured to mitigate its detrimental effects on the implementation of the other plan.

Page Numbers: n/a

*Narrative:* In general, there are few areas where bordering regions meet that are not quite rural. The plans for bordering areas of the region with development have been matched to those of our neighboring VT RPCs by coordinating the type and location of regional future land use areas: the southern part of Hartland near Exit 9 on I-89 was matched up to plans for the adjacent Windsor area, South Ryegate and East Ryegate were matched to areas on the northern border of Newbury, and West Topsham and East Orange have been connected. TRORC also worked to connect Rural Agriculture and Forestry Areas and Rural Conservation Areas between regions for landscape-level continuity. TRORC's boundaries roughly follow watershed areas so there are no major upstream areas that feed our region and our rivers largely are self-contained, with the exception of the headwaters of the Black River in Plymouth feeding south. The US 4 corridor is planned with RRPC, and we work together on planning for Killington's expansion. TRORC and MARC work together on housing with our sister RPC in NH. TRORC and MARC share a common EDA-approved Economic Development District, along with two RDCs, and we jointly plan for this area through a common CEDS. We do not believe there are any incompatibilities with neighboring plans.