

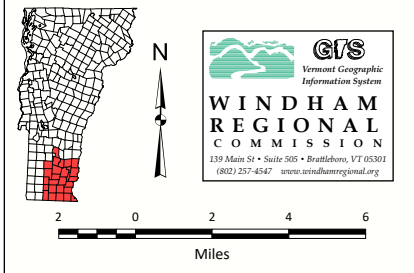


To: Vermont Land Use Review Board
 From: Matt Bachler, Senior Planner
 Date: June 5, 2026
 Re: Tier 1B Memorandum

This memorandum is for the Windham Regional Commission’s (WRC) Preapplication Request for Tier 1B Status as outlined in Section 1.102(B)(3) of the LURB Guidelines for Regional Planning Commission Applications. WRC is requesting Tier 1B approvals for eligible areas in 8 out of 27 towns in the region, as summarized below and the map on the following page. Tier 1B eligible areas were mapped in accordance with the 24 V.S.A §4348(a)(12). Documentation on eligibility and compliance with 10 V.S.A §6033(b) for all eligible areas is enclosed.

Tier 1B Eligibility Summary		
Regional Land Use Planning Area	Number	Names
Downtown Centers	2	Brattleboro Bellows Falls
Village Centers	13	West Brattleboro Saxtons River North Westminster Westminster Station Westminster Westminster West Putney Newfane South Newfane Williamsville Bondville Weston Marlboro Cambridgeport
Planned Growth Areas	4	Brattleboro West Brattleboro Bellows Falls Putney
Village Areas	10	Bellows Falls Saxtons River North Westminster Westminster Putney Newfane South Newfane Williamsville Bondville Weston

2026 Windham Regional Plan



Tier 1B Eligible Areas

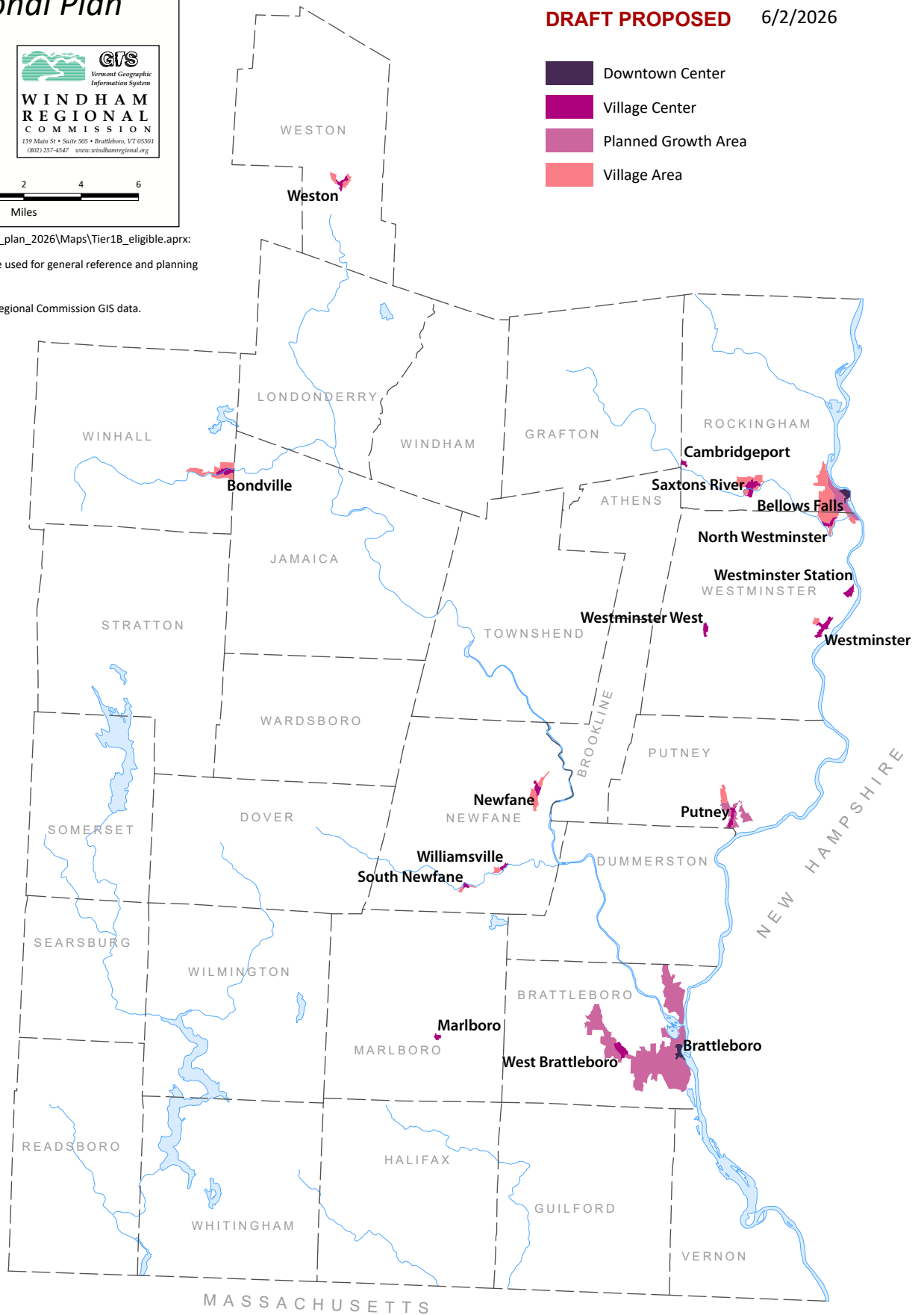
DRAFT PROPOSED 6/2/2026

- Downtown Center
- Village Center
- Planned Growth Area
- Village Area

June 2026; U:\GIS\regional_plan_2026\Maps\Tier1B_eligible.aprx:

Note: This map should be used for general reference and planning purposes only.

Data source: Windham Regional Commission GIS data.



Brattleboro			
Municipal Resolution to opt in	Yes ____	No ____	Anticipated for Final <u>X</u>
Future Land Use Planning Areas Included:			
Downtown Center	X	Brattleboro Downtown Center	
Village Center	X	West Brattleboro Village Center	
Planned Growth Area	X	Brattleboro PGA, West Brattleboro PGA	
Village Area	N/A		
Notes: Town is in the process of updating Town Plan and the plan is expected to be adopted prior to the submittal of the adopted Windham Regional Plan			
Adopted and approved plan and confirmed planning process	Town Plan Adoption Date: May 15, 2018 RPC Approval & Confirmation Date: May 8, 2018		
Permanent zoning and subdivision bylaws	Zoning Bylaw Adoption Date: July 25, 2023 Subdivision Bylaw Adoption Date: July 25, 2023		
Excludes identified flood hazard and fluvial erosion areas, except areas containing preexisting development in areas suitable for infill development	Yes <u>X</u> No ____		
Water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development	Water Supply: Yes Wastewater Infrastructure: Yes Soils:		
Has adequate municipal staff, municipal officials, or contract capacity	<i>Municipal resolution anticipated for final submittal</i>		

Putney			
Municipal Resolution to opt in	Yes ____	No ____	Anticipated for Final X
Future Land Use Planning Areas Included:			
Downtown Center	N/A		
Village Center	X	Putney Village Center	
Planned Growth Area	X	Putney PGA	
Village Area	X	Putney Village Area	
Notes:			
Adopted and approved plan and confirmed planning process		Town Plan Adoption Date: December 13, 2023 RPC Approval & Confirmation Date: January 9, 2024	
Permanent zoning and subdivision bylaws		Zoning Bylaw Adoption Date: May 22, 2021 Subdivision Bylaw Adoption Date: May 22, 2021	
Excludes identified flood hazard and fluvial erosion areas, except areas containing preexisting development in areas suitable for infill development		Yes X No ____	
Water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development		Water Supply: Yes Wastewater Infrastructure: Yes Soils:	
Has adequate municipal staff, municipal officials, or contract capacity		<i>Municipal resolution anticipated for final submittal</i>	

Rockingham			
Municipal Resolution to opt in		Yes ____	No ____
		Anticipated for Final X	
Future Land Use Planning Areas Included:			
Downtown Center	X	Bellows Falls Downtown Center	
Village Center	X	Saxtons River Village Center Cambridgeport Village Center	
Planned Growth Area	X	Bellows Falls PGA	
Village Area	X	Bellows Falls Village Area Saxtons River Village Area	
Notes:			
Adopted and approved plan and confirmed planning process		Town Plan Adoption Date: September 24, 2024 RPC Approval & Confirmation Date: November 12, 2024	
Permanent zoning and subdivision bylaws		Zoning Bylaw Adoption Date: September 10, 2025 Subdivision Bylaw Adoption Date: September 10, 2025	
Excludes identified flood hazard and fluvial erosion areas, except areas containing preexisting development in areas suitable for infill development		Yes X No ____	
Water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development		Water Supply: Yes Wastewater Infrastructure: Yes Soils: Class I, II, and/or III on-site septic soils generally available in areas not serviced by municipal wastewater	
Has adequate municipal staff, municipal officials, or contract capacity		<i>Municipal resolution anticipated for final submittal</i>	

Newfane			
Municipal Resolution to opt in	Yes ____	No ____	Anticipated for Final X
Future Land Use Planning Areas Included:			
Downtown Center	N/A		
Village Center	X	Newfane, South Newfane, Williamsville	
Planned Growth Area	N/A		
Village Area	X	Newfane, South Newfane, Williamsville	
Notes: Town is in the process of updating Town Plan and the plan is expected to be adopted prior to the submittal of the adopted Windham Regional Plan			
Adopted and approved plan and confirmed planning process	Town Plan Adoption Date: July 16, 2018 RPC Approval & Confirmation Date: April 9, 2019		
Permanent zoning and subdivision bylaws	Zoning Bylaw Adoption Date: June 16, 2025 Subdivision Bylaw Adoption Date: October 4, 2007		
Excludes identified flood hazard and fluvial erosion areas, except areas containing preexisting development in areas suitable for infill development	Yes X No ____		
Water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development	Water Supply: No Wastewater Infrastructure: No Soils: Class I, II, and/or III on-site septic soils generally available		
Has adequate municipal staff, municipal officials, or contract capacity	<i>Municipal resolution anticipated for final submittal</i>		

Marlboro			
Municipal Resolution to opt in	Yes ____	No ____	Anticipated for Final X
Future Land Use Planning Areas Included:			
Downtown Center	N/A		
Village Center	X	Marlboro Village Center	
Planned Growth Area	N/A		
Village Area	N/A		
Notes:			
Adopted and approved plan and confirmed planning process		Town Plan Adoption Date: January 13, 2022 RPC Approval & Confirmation Date: June 14, 2022	
Permanent zoning and subdivision bylaws		Zoning Bylaw Adoption Date: March 6, 2018 Subdivision Bylaw Adoption Date: March 4, 2010	
Excludes identified flood hazard and fluvial erosion areas, except areas containing preexisting development in areas suitable for infill development		Yes X No ____	
Water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development		Water Supply: No Wastewater Infrastructure: No Soils: Class I, II, and/or III on-site septic soils generally available	
Has adequate municipal staff, municipal officials, or contract capacity		<i>Municipal resolution anticipated for final submittal</i>	

Winhall			
Municipal Resolution to opt in		Yes ____	No ____
Anticipated for Final X			
Future Land Use Planning Areas Included:			
Downtown Center	N/A		
Village Center	X	Bondville Village Center	
Planned Growth Area	N/A		
Village Area	X	Bondville Village Area	
Notes:			
Adopted and approved plan and confirmed planning process		Town Plan Adoption Date: February 19, 2025 RPC Approval & Confirmation Date: April 8, 2025	
Permanent zoning and subdivision bylaws		Zoning Bylaw Adoption Date: March 6, 2018 Subdivision Bylaw Adoption Date: April 1, 2009	
Excludes identified flood hazard and fluvial erosion areas, except areas containing preexisting development in areas suitable for infill development		Yes X No ____	
Water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development		Water Supply: No Wastewater Infrastructure: No Soils: Class I, II, and/or III on-site septic soils generally available	
Has adequate municipal staff, municipal officials, or contract capacity		<i>Municipal resolution anticipated for final submittal</i>	

Westminster			
Municipal Resolution to opt in	Yes ____	No ____	Anticipated for Final X
Future Land Use Planning Areas Included:			
Downtown Center	N/A		
Village Center	X	North Westminster, Westminster Station, Westminster, and Westminster West Village Centers	
Planned Growth Area	N/A		
Village Area	X	North Westminster, Westminster Station, Westminster, and Westminster West Village Areas	
Notes: Town is in the process of updating Town Plan and the plan is expected to be adopted prior to the submittal of the adopted Windham Regional Plan			
Adopted and approved plan and confirmed planning process	Town Plan Adoption Date: October 14, 2015 RPC Approval & Confirmation Date: February 14, 2017		
Permanent zoning and subdivision bylaws	Zoning Bylaw Adoption Date: July 12, 2017 Subdivision Bylaw Adoption Date: July 12, 2017		
Excludes identified flood hazard and fluvial erosion areas, except areas containing preexisting development in areas suitable for infill development	Yes X No ____		
Water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development	Water Supply: Yes (North Westminster only) Wastewater Infrastructure: Yes (North Westminster only) Soils: Class I, II, and/or III on-site septic soils generally available		
Has adequate municipal staff, municipal officials, or contract capacity	<i>Municipal resolution anticipated for final submittal</i>		

Weston			
Municipal Resolution to opt in	Yes ____	No ____	Anticipated for Final X
Future Land Use Planning Areas Included:			
Downtown Center	N/A		
Village Center	X	Weston Village Center	
Planned Growth Area	N/A		
Village Area	X	Weston Village Area	
Notes:			
Adopted and approved plan and confirmed planning process		Town Plan Adoption Date: April 8, 2025 RPC Approval & Confirmation Date: June 10, 2025	
Permanent zoning and subdivision bylaws		Zoning Bylaw Adoption Date: March 3, 2015 Subdivision Bylaw Adoption Date: March 4, 2014	
Excludes identified flood hazard and fluvial erosion areas, except areas containing preexisting development in areas suitable for infill development		Yes X No ____	
Water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development		Water Supply: No Wastewater Infrastructure: No Soils: Class I, II, and/or III on-site septic soils generally available	
Has adequate municipal staff, municipal officials, or contract capacity		<i>Municipal resolution anticipated for final submittal</i>	