

To: Land Use Review Board
From: Matt Bachler, Senior Planner
Date: September 10, 2026
Re: Windham Regional Commission Preapplication Review for Regional Plan

Background

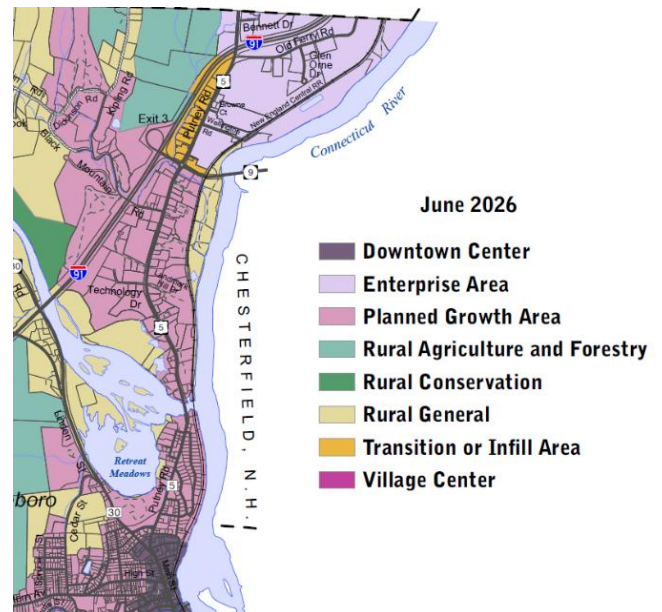
The Windham Regional Commission (WRC) submitted a preapplication for its draft Regional Plan to the Land Use Review Board (LURB) and received comments on August 14, 2026. WRC staff requested to meet with the LURB at their regular meeting on September 14, 2026 to go over several comments on the draft Regional Future Land Use map. This memo provides a summary of the LURB comments that WRC had questions about and provides additional supplemental information on WRC's mapping process for the LURB's consideration.

Town of Brattleboro

1. Brattleboro - Putney Road PGA

The draft Regional Future Land Use map shows a proposed Planned Growth Area north of the Brattleboro Downtown Center along Putney Road (Route 5) and side streets from approximately the Connecticut River to Interstate 91 (see map to right). The proposed PGA extends north of the town's existing Neighborhood Development Area, which currently ends at the West River bridge. The following is an excerpt of the LURB's comment on this area:

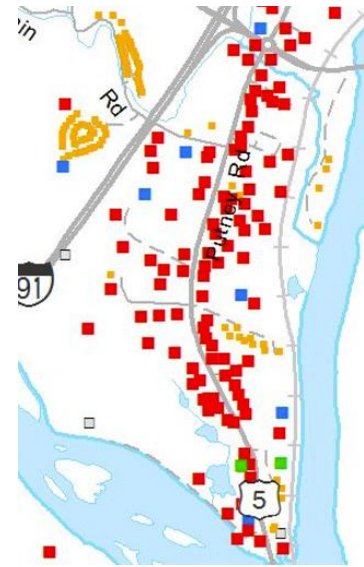
"The proposed area along Route 5 north of Brattleboro's Downtown Center appears to be more suited for transition infill; this area is narrow and focused on the highway. Please explain the plans for transforming this to a more pedestrian oriented, smart growth, mixed use area."



Brattleboro Downtown Center Putney Road PGA

Existing Land Uses

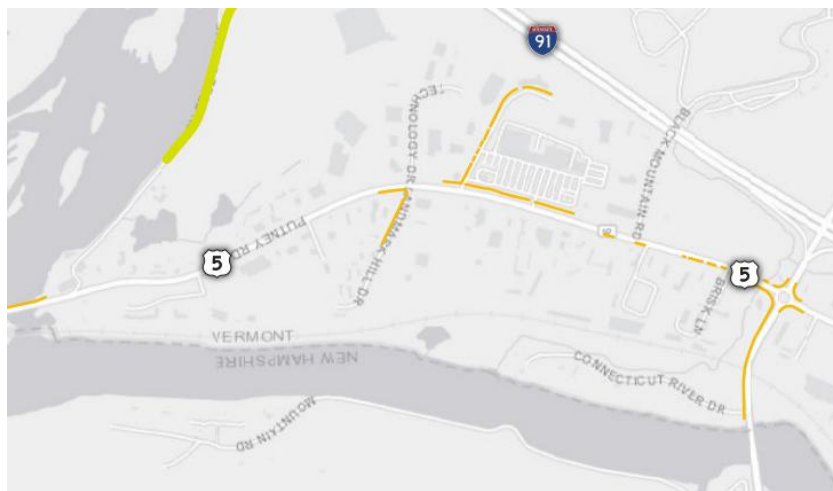
While the Putney Road area is primarily comprised of commercial properties, there are several existing residential and civic buildings as well. The map to the right shows existing land uses in the Putney Road area. The orange squares depict residential buildings, red squares commercial buildings, blue squares cultural, educational, or health service buildings, and green squares governmental buildings. As can be seen on the map, there are several residential properties within the proposed PGA located on side streets off of Route 5. More significant residential developments in the Putney Road area includes the Adair Heights Apartments (36 apartment units) and the Green Mountain Apartments (48 apartment units).



Brattleboro Existing Land Use Map

Existing Pedestrian and Bicycle Infrastructure

Putney Road is currently served by limited pedestrian and bicycle facilities, but the Town of Brattleboro and VTrans have been working towards improving pedestrian and bicycle infrastructure in the area over the last several years. The map below shows existing sidewalks in orange along Putney Road and on side streets. There is an existing sidewalk along Route 5 that extends from the Downtown Center to just north of the West River bridge (shown on the far left on the map below). Sidewalks exist along Putney Road in front of the Hannaford shopping center north to the Exit 3 roundabout. There is also a sidewalk on Chickering Drive from Putney Road to the Holiday Inn Express along Interstate 91. In recent years, the State has reduced the speed limit on Putney Road to 35 MPH and a crosswalk with a Rapid Flashing Beacon (RFB) has been installed at the intersection of Route 5 and Town Crier Drive to improve pedestrian safety.



Existing Sidewalks - Brattleboro Pedestrian and Bicycle Master Plan (2023)

The green line on the map below shows existing bike lanes on Putney Road. There are bike lanes along either side of Putney Road from Black Mountain Road to the Aldi Shopping Center. The West River Trail is shown in yellow. This is a shared use trail for bicycles and pedestrians and runs 3.7 miles north from the West River bridge to the Town of Dummerston.



Existing Bike Lanes - Brattleboro Pedestrian and Bicycle Master Plan (2023)

Existing Transit Service

Southeast Vermont Transit operates the MOOVer Brattleboro White Line that provides transit service along Putney Road to Downtown Brattleboro. The map to the right shows the location of the White Line Route and major stops along the route. Weekday buses run approximately once per hour along the route between 7:00 a.m. and 5:00 p.m.



Southeast VT Transit Route Map

Town Land Use Regulations

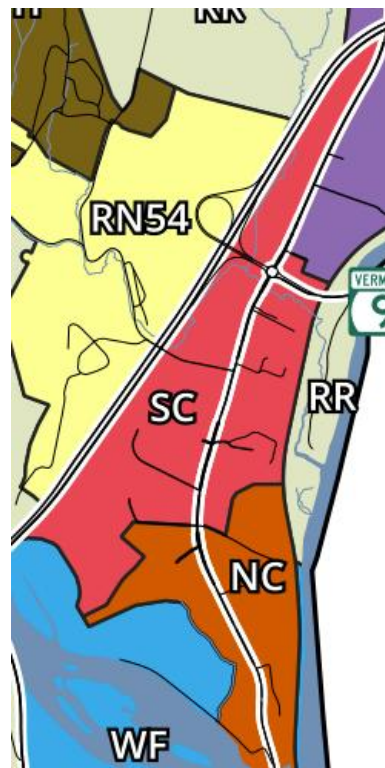
The Town of Brattleboro Land Use and Development Regulations were adopted on August 15, 2023. The map below shows that the Putney Road PGA is located in the Service Center (SC) and Neighborhood Center (NC) Zoning Districts. The town's land use regulations support the redevelopment of Putney Road into a mixed use, high density, walkable area.

The Town Land Use Regulations include the following description for the Service Center District: *"The purpose of this district is to maintain the role and function of these areas as regional service centers while encouraging a gradual transformation of their built environment towards more compact*

development patterns, a greater mix of uses, improved walkability, high-quality construction, and attractive landscaping, signage and lighting in accordance with the policies of the Brattleboro Town Plan.”

The following description is provided for the Neighborhood Center District: “The purpose of this district is to transform these areas into neighborhood-scale commercial centers with more compact and mixed-use development patterns, including higher-density residential infill and more connections to surrounding neighborhoods, improved walkability, and high-quality construction in accordance with the policies of the Brattleboro Town Plan.”

The zoning bylaws allow for a mix of commercial and residential uses as permitted uses in both the Service Center and Neighborhood Center Districts. Permitted residential uses in both districts include triplexes, quadplexes, multi-unit dwellings with 5 or more units, retirement housing, congregate living, and assisted living. Single-unit detached dwellings and duplexes require conditional use approval. There are no density maximums for residential uses in either district and the Service Center District has no maximum for building footprint. In addition, the town’s land use regulations require sidewalk improvements for new developments in these zoning districts.



Town of Brattleboro Zoning Map

Putney Road Master Plan

The Town of Brattleboro has been discussing redevelopment plans for the Putney Road area for more than two decades. In 2005, the town worked with Stevens & Associates to develop the Putney Road Master Plan. Highlights from the plan included developing a 50-acre, mixed use center that would be pedestrian oriented and provide a sense of place. The plan provided 1,100,000 square feet of commercial space and an additional 450 to 1,000 dwelling units depending on the height of buildings and size of apartments. A conceptual plan of the new proposed center is shown below.



Putney Road Master Plan (2005)

Putney Road VTrans Improvement Project

VTrans has completed design plans for a comprehensive improvement project for Putney Road that is scheduled for construction beginning in Spring 2031. The project will extend from the West River bridge to Route 9 East. Improvements will include 8-foot mixed use paths on both sides of the road, additional crosswalks with RFBs, and landscaping improvements. The images below show the current VTrans plans for the road improvement project.



Putney Road Improvement Project Plans (Route 9 East to Technology Drive)



Putney Road Improvement Project Plans (Technology Drive to West River Bridge)

2. Brattleboro - Exit 3 PGA

The draft Regional Future Land Use map shows a proposed Planned Growth Area extending west and north from the Putney Road PGA discussed above. This proposed PGA would include the Black Mountain Estates retirement community, Black Mountain Mobile Home Park, and the School of International Training campus.

The following is an excerpt of the LURB's comment on this area:

"Concerning the northern portion of the PGA that is near Exit 3 of Interstate 91, this area is 2-3 miles distant from the Downtown Center, which is not within walking distance. For this area to stay as PGA, consider mapping a new Village Center closer to this area."

While areas of this PGA are a longer distance from the Brattleboro Downtown Center, there are numerous major employers in closer proximity on Putney Road, including UNFI, Vermont Plank Flooring, and New Chapter, as well as large retail stores such as Hannaford and Aldi.

Town Land Use Regulations

The map to the right shows that the proposed PGA is located within the Residential Neighborhood 5400 (RN54) and Institutional (IT) Zoning Districts. The following is a description of the RN-54 District:

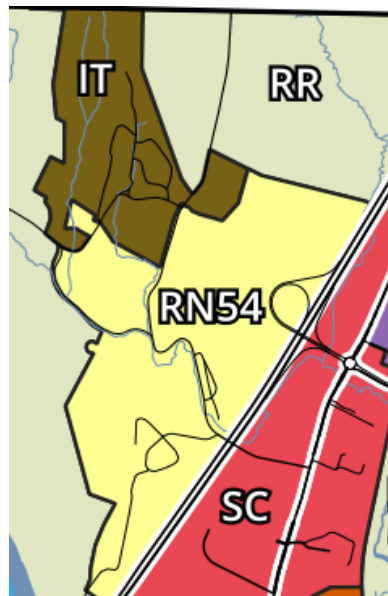
"The purpose of these districts is to allow a diverse range of housing, encourage an increase in and improvement of the town's housing stock, and promote more compact, walkable neighborhoods in balance with protection of neighborhood character and quality of life, and in accordance with the policies of the Brattleboro Town Plan."

The RN-54 District allows single-unit dwellings, duplexes, triplexes, quadplexes, and multi-unit dwellings with 5 or more units in existing buildings as a permitted use. Multi-unit dwellings with 5 or more units in new construction is allowed as a conditional use. There is no maximum density standards for the RN-54 District and the minimum lot size is 5,400 square feet. The District allows for neighborhood scale retail and professional services.

The IT District includes various major institutions in Brattleboro, including the School of International Training campus in the proposed PGA. The IT District provides flexibility for the ongoing use and management of these larger institutional sites. Development is permitted in accordance with an approved master plan. The land use regulations allow for a mix of residential and commercial uses in the IT District.



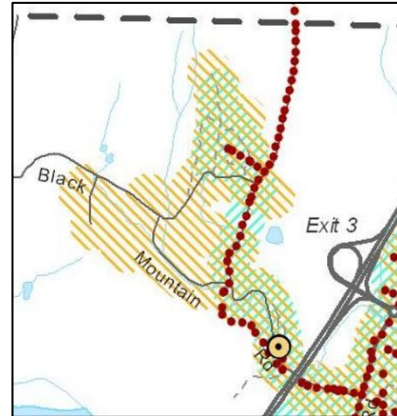
Brattleboro Exit 3 PGA



Brattleboro Zoning Map

Water and Wastewater Infrastructure

Properties in the proposed PGA are within the town's sewer service area or both the water and sewer service area supporting additional growth and development. The map to the right shows the extent of the sewer service area with hatched yellow lines. The cross-hatched green areas are within the sewer and water service area.

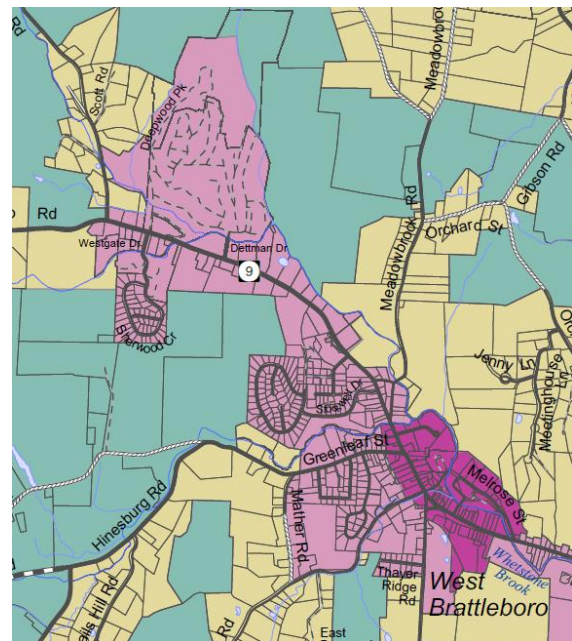


Brattleboro Water and Sewer Service Areas

3. Brattleboro - West Brattleboro PGA

The draft Regional Future Land Use map shows a proposed Planned Growth Area for the West Brattleboro Village Center. The town has an existing Neighborhood Development Area for this Village Center. The proposed PGA includes mixed use properties along Route 9 and large residential developments like Westgate Apartments (98 dwelling units), Westbrook Court Apartments (84 dwelling units) and the Mountain Home mobile home park (approximately 262 lots).

The following is an excerpt of the LURB's comment on this area: *"Consider an alternate FLU type or additional supporting information for the western-most portion of this PGA. This area is a mile or more away from the Village Center along a major State Highway (Route 9) that only has intermittent pedestrian infrastructure."*



West Brattleboro Village Center PGA

Town Land Use Regulations

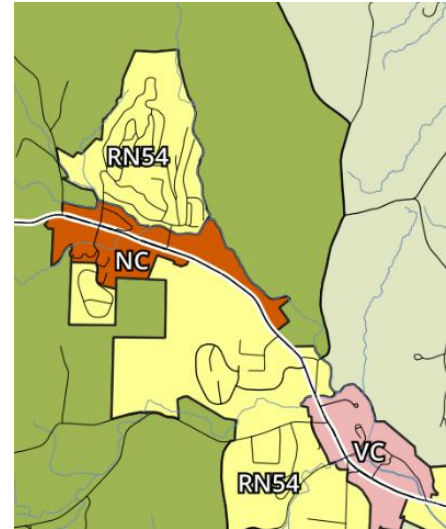
The map below shows that the West Brattleboro PGA on Route 9 is located in the Neighborhood Center (NC) and Residential Neighborhood 5400 (RN-54) Zoning Districts.

The following description is provided for the Neighborhood Center District: *"The purpose of this district is to transform these areas into neighborhood-scale commercial centers with more compact and mixed-use development patterns, including higher-density residential infill and more connections to surrounding neighborhoods, improved walkability, and high-quality construction in accordance with the policies of the Brattleboro Town Plan."*

The following is a description of the RN-54 District: *"The purpose of these districts is to allow a diverse range of housing, encourage an increase in and improvement of the town's housing stock, and promote*

more compact, walkable neighborhoods in balance with protection of neighborhood character and quality of life, and in accordance with the policies of the Brattleboro Town Plan.”

The zoning bylaws allow for a mix of commercial and residential uses as permitted uses in the Neighborhood Center District. Permitted residential uses include triplexes, quadplexes, multi-unit dwellings with 5 or more units, retirement housing, congregate living, and assisted living. The RN-54 District allows single-unit dwellings, duplexes, triplexes, quadplexes, and multi-unit dwellings with 5 or more units in existing buildings as a permitted use. Multi-unit dwellings with 5 or more units in new construction is allowed as a conditional use. There are no density maximums for residential uses in either the NC or RN-54 Districts. In addition, the town’s land use regulations require sidewalk improvements for new developments in these zoning districts.



Brattleboro Zoning Map

Existing Pedestrian and Bicycle Infrastructure

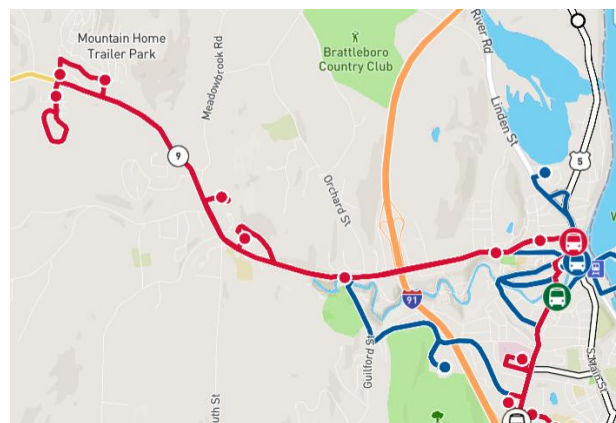
There are existing bicycle lanes on either side of Route 9 from the West Brattleboro Village Center to Sunset Lake Road at the western extent of the proposed PGA. Sidewalks extend from the Village Center to Edward Heights Road and then are intermittent on Route 9 to Sunset Lake Road. There are crosswalks with RFBs on Route 9 at the intersections with Westgate Drive and Edward Heights Road. Sidewalks extend along a portion of Westgate Drive to the residential developments located along this road.



*Crosswalk and RFB at Westgate Drive
(Google Streetview)*

Existing Transit Service

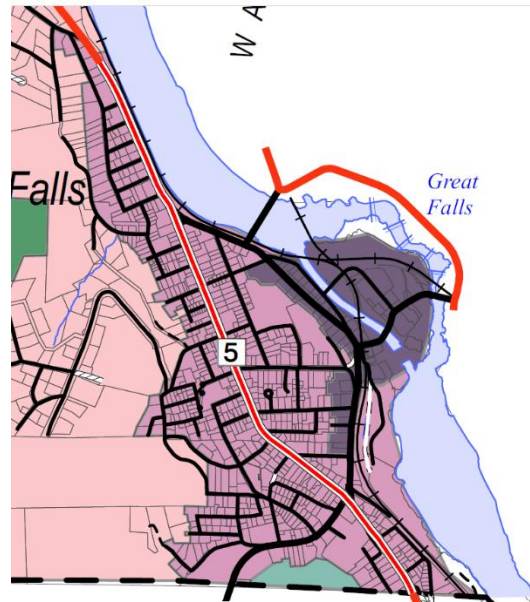
Southeast Vermont Transit operates the MOOVer Brattleboro Red Line that provides transit service to West Brattleboro. The map to the right shows the location of the Red Line Route and major stops along the route. Weekday buses run approximately once per hour along the route between 7:00 a.m. and 5:00 p.m.



Southeast VT Transit Route Map

Town of Rockingham

The Regional Future Land Use Map includes a proposed Planned Growth Area and Village Area for the Bellows Falls Downtown Center as shown on the map to the right. The following is an excerpt of the LURB comments on proposed Planned Growth Area: *“The proposed area appears to not meet the statutory standards for a planned growth area. An alternate FLU type or additional supporting information (complete streets, municipal planning) for the northern and southern ends of the PGA (and VA) along Route 5 is required; these areas are almost a mile away from the Downtown Center and lack pedestrian infrastructure along a State Highway, and appear best suited to Transition Area FLU type.”*

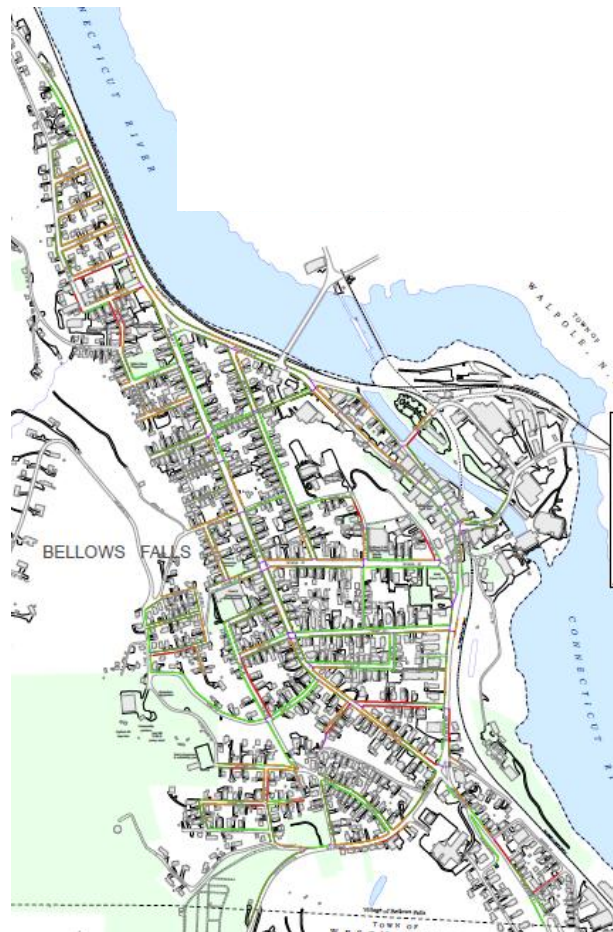


Bellows Falls Planned Growth Area & Village Area

Existing Pedestrian Infrastructure

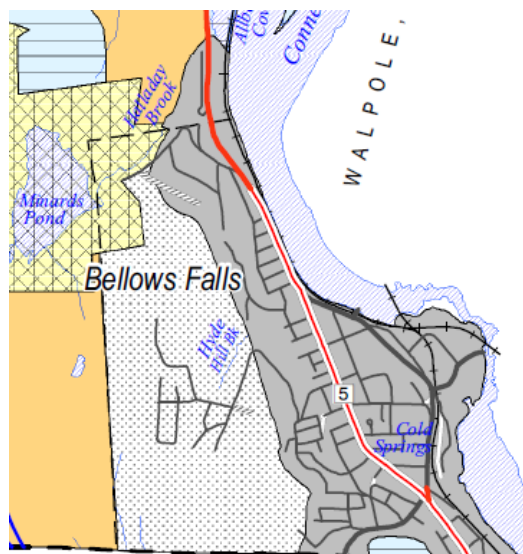
The proposed Planned Growth Area has an extensive sidewalk network on Route 5 and adjacent local streets. In 2025, WRC completed a sidewalk inventory for Bellows Falls assessing the condition of existing sidewalks as shown on the right. The color coding corresponds with the condition of the sidewalk, but the image shows the extent of sidewalks in this area. Sidewalks are present on Route 5 to the northern and southern ends of the proposed Planned growth Area.

The Town Plan calls for the development of a pedestrian and bicycle plan for Bellows Falls to eliminate sidewalk gaps and unevenness to create a safer pedestrian environment, address deteriorating sidewalks, crosswalks, and pedestrian bump-outs, and utilize warnings and other safety features at high-traffic volume intersections.



Bellows Falls Sidewalk Inventory, June 2025, WRC

The Downtown Center and PGA generally correspond with Urban area in 2024 Town Plan Proposed Land Use Map. The designated Urban areas are shown in dark grey on the map to the right. Area mapped as Village Area generally corresponds with Urban Expansion area. These areas are shown with the light grey texture fill. The following is an excerpt from the Town Plan describing the Urban designation: “The ‘urban’ portion of the community has been the area of the most intensive land use activity with existing infrastructure to serve more intense uses.”



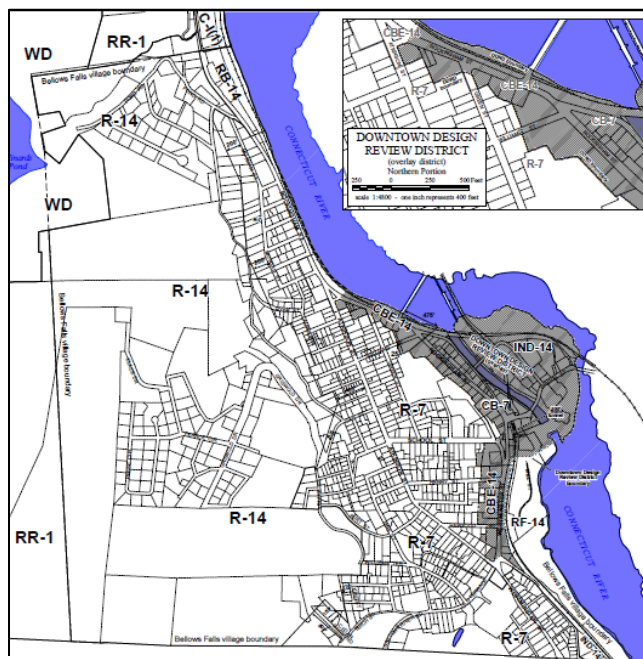
2024 Rockingham Town Plan – Proposed Land Use Map

Town Land Use Regulations

Generally, the Planned Growth Areas are within the R-7 Zoning District and Village Areas are within the R-14 Zoning District as shown on the Rockingham Zoning Map. Below is a summary of the allowed uses and dimensional standards for the districts:

R-7 Zoning District

- Allows single-family, two-family, three-family, and four-family dwellings as permitted uses. Multi-family dwellings with 5 or more units, nursing care, municipal facilities, mixed use, office are a conditional use.
- Minimum lot area: 5,000 square feet
- Maximum density: 4 units per 5,000 square feet; thereafter 1 additional unit for each additional 2,500 square feet of lot area (approximately 19 units/acre)



Town of Rockingham Zoning Map

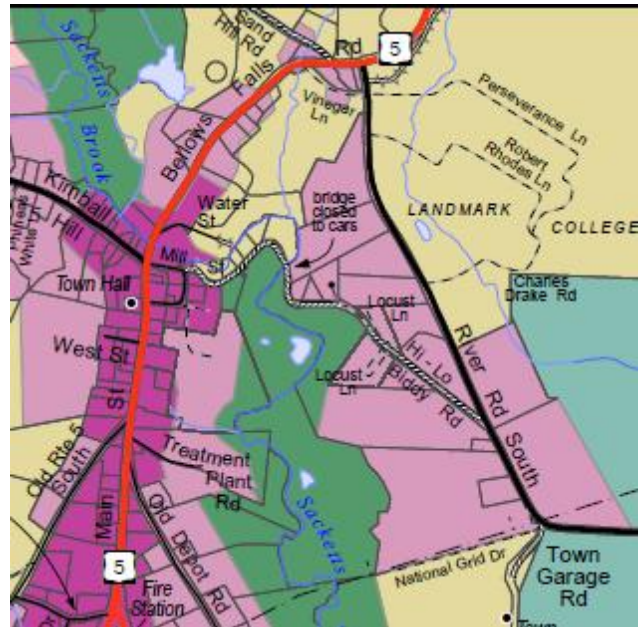
R-14 Zoning District

- Allows single-family, two-family, three-family, and four-family dwellings as permitted uses.
- Minimum lot area: 8,712 square feet (0.2 acres)
- Maximum density: 4 units per 8,712 square feet; thereafter 1 additional unit for each additional 8,712 square feet of lot area (8 units/acre)

Town of Putney

The draft Regional Future Land Use Map shows a proposed PGA for Putney extending off Route 5 along River Road South. A screenshot from the draft Regional Future Land Use Map is shown to the right for reference.

The following is an excerpt of the LURB comments on proposed Planned Growth Area:
“The eastern PGA is separated from the village center by the brook and its flood hazard area (mapped as rural conservation and rural general). The eastern PGA has greater relation to the College campus than the village center. Additional information on complete streets and municipal planning for the eastern PGA should be provided or alternatively the area reconsidered for a different FLU type with the College.”

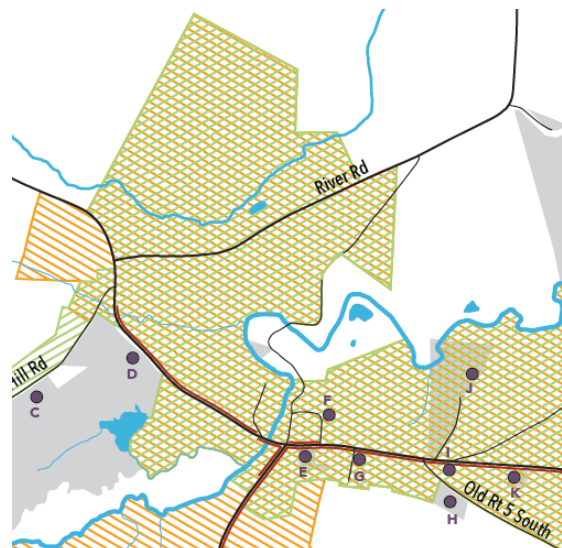


Putney Planned Growth Area

The area along Sacketts Brook is mapped as Rural Conservation at the request of the Town of Putney to reflect flood hazard concerns in this area along with other environmental constraints, including steep slopes. If the LURB is supportive of keeping the River Road area as PGA, the Town would be in support of including the Landmark College Campus within the PGA (currently mapped as Rural – General).

Existing Pedestrian Infrastructure

There is an existing sidewalk that extends north from the Putney Village Center along Route 5 to the intersection with Sand Hill Road as shown on the map to the right (sidewalks are shown as red lines). The map does not show an additional pedestrian path from the end of the Route 5 sidewalk that connects to River Road South via Vinegar Lane. There is then a crosswalk connecting to Landmark College and sidewalks that the college maintains along River Road. A screenshot from Google Maps is provided below to show the location of this crosswalk on River Road.



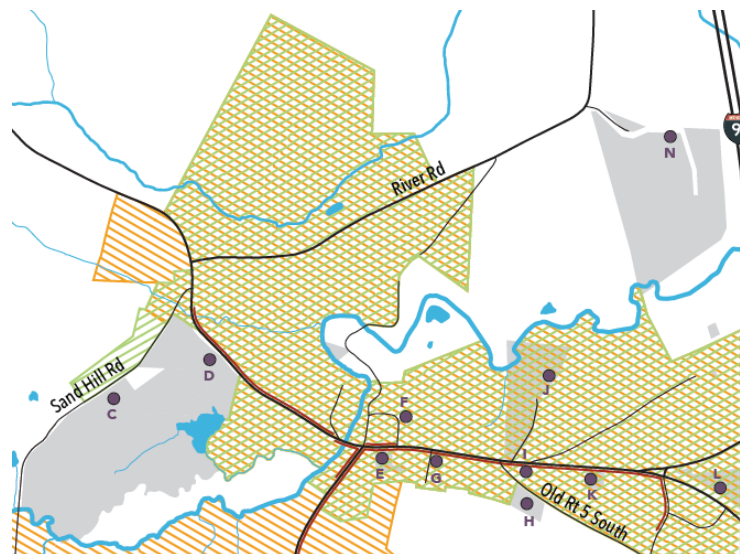
Community Facilities Map – 2023 Putney Town Plan



Google Map Screenshot of Crosswalk on River Road connecting Pedestrian Path on Vinegar Lane (right) to Landmark College Campus (left). The Pedestrian Path on Vinegar Lane connects to the public sidewalk on Route 5.

Water and Wastewater Infrastructure

The proposed PGA is within the Town of Putney's water and sewer service area. The map to the right shows areas of town with both water and sewer service using orange and green cross hatch. In addition, the Town is assessing options to increase wastewater treatment facilities and additional municipal water wells to support growth in the Village Center and adjacent areas. Constraints at the current wastewater treatment facility limit any significant expansion of capacity, but the Town is exploring a new gravity-fed wastewater treatment plant downhill from Landmark College at the Municipal Garage site on River Road (shown as "N" on the map) that would serve Landmark College and new development on River Road. This would free up additional capacity at the existing treatment facility for properties in the Village Center.



Community Facilities Map – 2023 Putney Town Plan

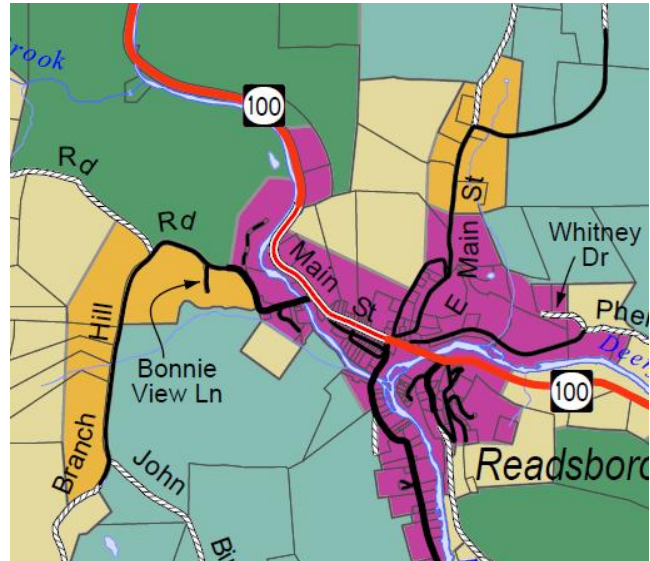
In addition, the 2023 Town Plan includes the following recommendation related to infrastructure improvements on River Road: "Explore the feasibility of extending the municipal service area to adjacent lands such as along River Road to enhance the opportunity for further infill development within the village (page 8 of 2023 Putney Town Plan)."

Comprehensive Village Plan

The Town is currently working on a Comprehensive Village Plan with the assistance of a Municipal Planning Grant from the Department of Housing and Community Development. The Plan is being developed by the planning firm Dodson & Flinker. The Plan will provide a vision of housing and growth on South River Road, in addition to the larger Village Center. The study is expected to be presented to the Selectboard in October 2026 and further demonstrates that the Town is actively envisioning housing density and economic development in the proposed PGA along South River Road.

Town of Readsboro

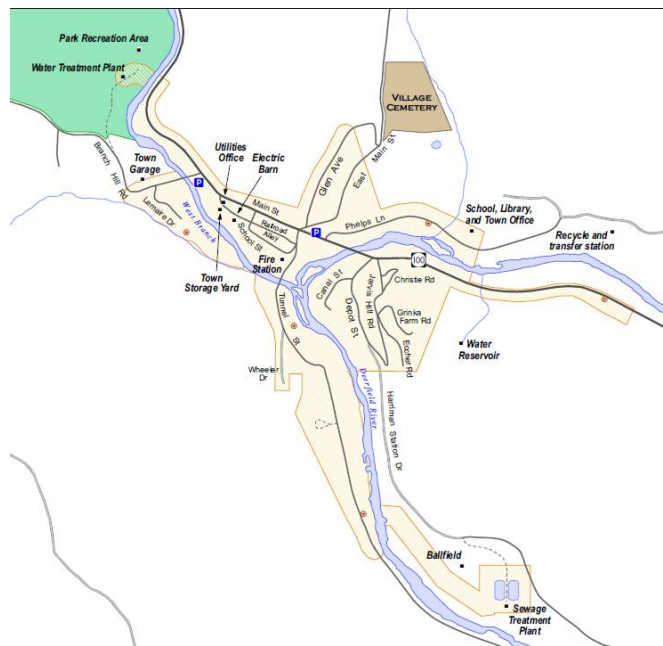
The map to the right shows proposed Transition/Infill Areas in the Town of Readsboro extending from the Readsboro Village Center. The following is an excerpt of the LURB comments on proposed Transition/Infill Areas in Readsboro: *"Consider an alternate FLU type or additional supporting information for the proposed Transition/Infill areas adjacent to the Readsboro Village Center. Based on information received, neither of these areas appears to meet the definition of the Transition/Infill category and neither appears to be served by municipal sewer or public water."*



Readsboro Transition/Infill Areas

Wastewater Infrastructure

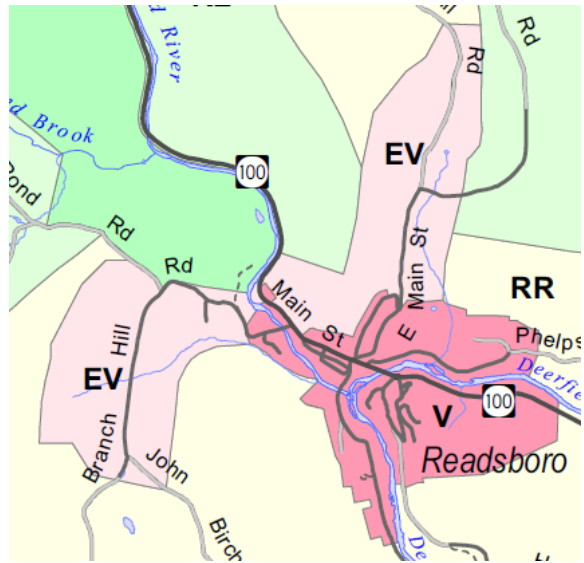
The Town of Readsboro has a wastewater treatment facility and municipal water that serve the village center area. The maps below show the current sewer service areas in the village. According to the 2023 Readsboro Town Plan, there are 137 units in the village that connect to the wastewater system and there is sufficient reserve capacity for expected population growth.



Readsboro Sewer Service Area Map

Town Plan

The Future Land Use Map in the 2023 Readsboro Town Plan identifies Expanded Village areas extending out from the Readsboro Village Center. The map to the right shows these Expanded Village areas as “EV.” The following is an excerpt from the Town Plan describing the purpose of the Expanded Village area (emphasis added): *“This designation is intended to promote moderate density residential and light commercial development consistent with existing land uses and sensitive to the limitations of the land outside of the current village district. This designation recognizes that there are already areas committed to a pattern of small rural lots that are easily accessible by the existing road system. In general, these lands do not contain significant natural resource values (agricultural soils, productive forest, wildlife habitat, etc.). Due to the small lot sizes, residential and commercial development and its accessory uses are appropriate for this district. Expanding the sewer district into this district would spur compact development.”*

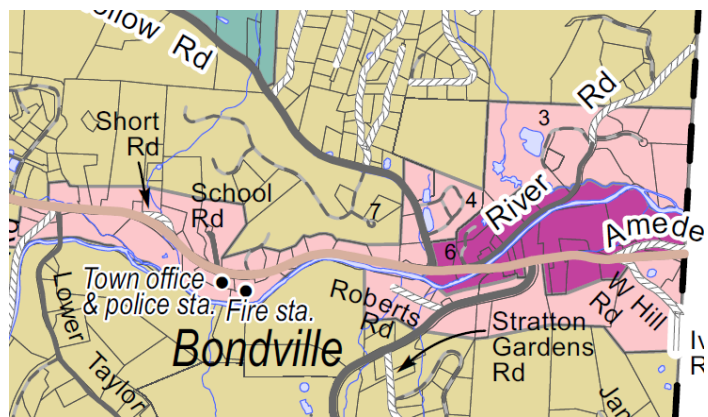


Readsboro Town Plan Future Land Use Map

While these areas are not currently served by wastewater infrastructure, the Town Plan includes this as a goal. The Town Plan also notes that the wastewater treatment facility has an uncommitted reserve capacity of approximately 32,000 gallons per day which represents the equivalent of approximately 388 additional people using the system if it were extended into the Expanded Village areas.

Town of Winhall

The map to the right shows the proposed Bondville Village Area for the Town of Winhall. The Village Area along Route 30 includes several community facilities including the Town Office, Police Station, Town Library, and The Mountain School. The following is an excerpt of the LURB comments on the proposed Village Area: *“Additional supporting information is requested for the western portion of the proposed Village Area given that it is nearly a mile away from the Village Center on a State Highway with no pedestrian infrastructure, and to document existence of flood hazard area and/or river corridor bylaws.”*

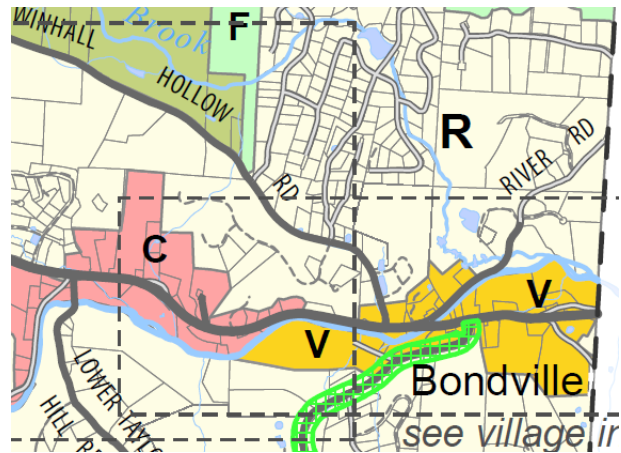


Town of Winhall – Bondville Village Area

Town Plan

Areas designated as Village Area on the Regional Future Land Use Map are designated as Village (V) or Commercial (C) in the 2025 Winhall Town Plan (see map to right).

The Town Plan describes the Village area as being characterized by a concentration of structures containing small-scale commercial, residential, cultural, and civic uses. The purpose of the Village District is to continue the historic development center of Bondville by encouraging compact and compatible mixed use development. Appropriate uses include moderate and high density residential uses, commercial uses, public buildings and facilities, and associated services.



Proposed Land Use Map – 2025 Winhall Town Plan

The Commercial District includes areas along Route 30 to the west of Bondville where commercial development currently exists and future commercial uses could be supported. The Commercial District also includes the town office, fire station, police station, library, and The Mountain School. Appropriate uses include moderate and high density residential uses, commercial uses, public buildings and facilities, and associated services.

The Town Plan includes the following policies and recommendations to support improved pedestrian safety in particular within the Village and Commercial Districts in Winhall:

- Consider additional site plan design standards for commercial and industrial development to address traffic and pedestrian safety and ensure compatibility with surrounding land uses.
- Work with the Vermont Department of Transportation to study additional pedestrian safety and traffic calming improvements for the village of Bondville.
- Encourage efficient and safe pedestrian traffic circulation within the village of Bondville.
- The Town should work with the State, other regional communities, and the regional planning commission to identify and implement alternative means of transportation which would reduce the level of traffic on local and regional roads.

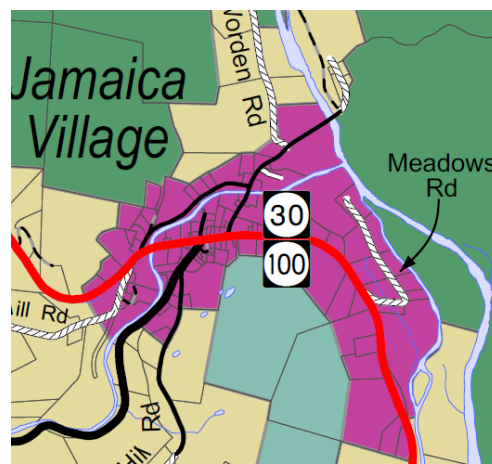
Flood Hazard and River Corridor Bylaws

According to the Flood Ready Vermont Community Report for the Town of Winhall, the Town has adopted flood hazard bylaws and has interim river corridor protections.

Town of Jamaica

1. Jamaica Village Center

The draft Regional Future Land Use Map shows an expansion to the legacy Jamaica Village Center (see map to right). The following is an excerpt of the LURB comments on the proposed Jamaica Village Center: *“Consider an alternate FLU type or additional supporting information for the southern portion along Route 30/100; the development pattern of this area is more rural than the rest of the Village Center, and it is approximately 2/3 of a mile away from the core on a State Highway with no pedestrian infrastructure.”*

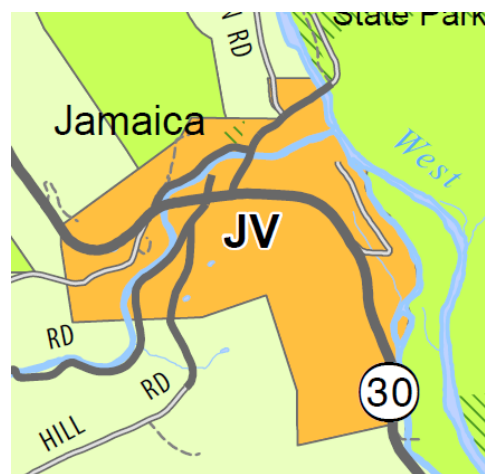


Jamaica Village Center

Town Plan

In the 2025 Jamaica Town Plan, the Jamaica Village District includes an area east and south of the legacy Village Center along Route 100 that is meant to serve as a natural outgrowth of the traditional center (see area identified as “JV” on map to the right).

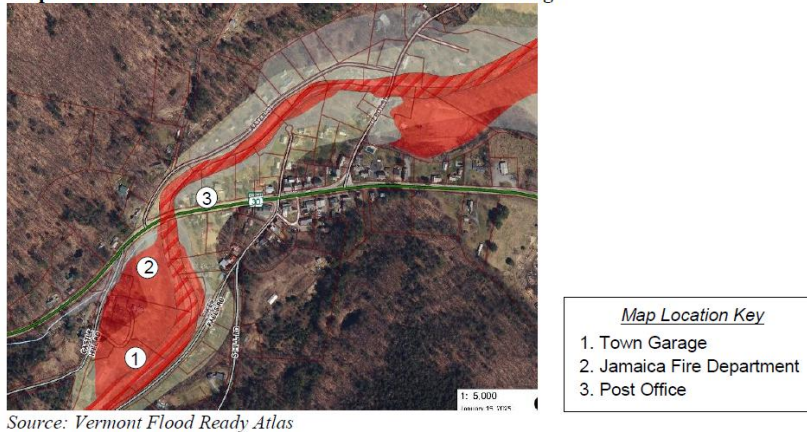
To support this effort, the Town has also completed a Preliminary Engineering Report (PER) on the feasibility of developing a community wastewater system for Jamaica Village. The draft PER recommend a system that would serve 69 properties within the study area with additional capacity for future growth in the proposed expanded Village Center area. An additional treatment site was also identified for longer-term growth opportunities. The Town is exploring funding opportunities to support design engineering and construction of the system. The proposed expanded Village Center designation may help the Town in pursuing certain grant funding sources.



Proposed Land Use Map – 2025 Jamaica Town Plan

The Plan notes that identifying and planning for future growth of the traditional village center has become more important as the community has seen increased flood impacts in recent years. Many properties in Jamaica Village are vulnerable to flooding and it is important for the community to be thinking ahead regarding where businesses, services, and homes could be located outside of flood risk areas. The map below is an excerpt from the Flood Resilience Chapter of the 2025 Town Plan showing the location of flood hazard areas (red) and fluvial erosion hazard areas (light green) in Jamaica Village and the location of important community facilities

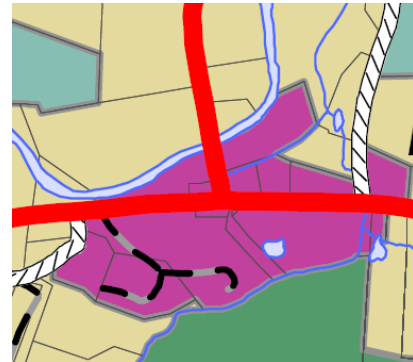
Map of SFHA and River Corridor Areas in Jamaica Village



The 2025 Town Plan recommends that the Town Develop a master plan for Jamaica Village that addresses development opportunities, natural resources constraints, and infrastructure needs with the goal of creating a visionary plan for the village. The Plan also notes as growth occurs in the compact areas of Jamaica Village, sidewalks and other paths for non-motorized transportation should be considered or improved.

2. Rawsonville Village Center

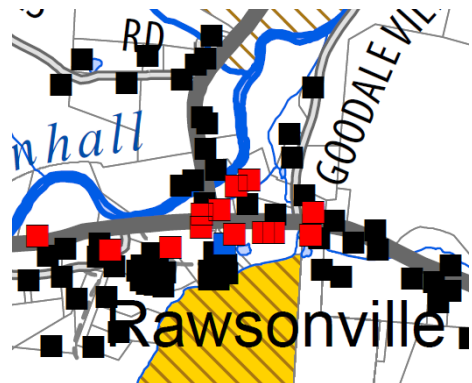
The draft Regional Future Land Use Map shows a new Village Center designation for Rawsonville (see map to right). The following is an excerpt of the LURB comments on the proposed Rawsonville Village Center: *“Consider an alternate FLU type or additional supporting information to demonstrate that this area is or will be a mixed-use center bringing together community economic activity and civic assets.”*



Rawsonville Village Center

Existing Land Use

The map to the right shows existing land use patterns in the area of Rawsonville. Commercial properties are shown in red and residential properties are shown in black. As can be seen in the map, Rawsonville is an existing mixed-use center in the Town of Jamaica with significant economic activity and a higher concentration of residents. Businesses in the area include Honey Pie restaurant, Family Kitchen and Pizzeria, a coffee shop, Rawsonville Market, and Equipe Sports. Larger residential developments in the Village Center include Bear Creek Condominiums.



Jamaica Town Plan Existing Land Use Map

Town Plan

The 2025 Jamaica Town Plan notes that Rawsonville has become a significant commercial district in the Town in recent years. The Proposed Land Use Map designates Rawsonville as a Village Area, the same designation as Jamaica Village (see map to right). The Town Plan discusses the needs for pedestrian improvements in Rawsonville as growth in the number of businesses continues. The Plan notes that residents on Upper Bear Lane and Diers Road could benefit from pedestrian facilities from these residential areas to Rawsonville businesses. Pedestrian facilities would also have the benefit of helping reduce vehicle speeds through Rawsonville considering Route 30 is a major travel corridor to access ski resorts such as Stratton Mountain.



Proposed Land Use Map – 2025 Jamaica Town Plan

Rawsonville School House

The Town also owns the historic Rawsonville Schoolhouse, which is located in the Rawsonville Village Center on the south side of Route 30 approximately across from the Route 100 intersection. The Schoolhouse is a one-room building that has the potential to be connected to a wastewater system and has the ability to connect to a potable water supply. There is a Town committee that is starting the process of adding heating, cooling, water, and wastewater services for the building. Possible uses of the structure include special events, yoga classes, concerts, and an emergency shelter.

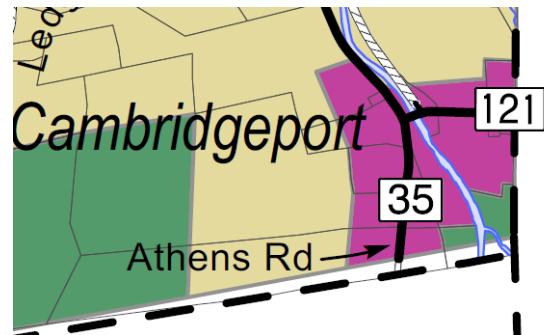


Rawsonville School House (source: Brattleboro Reformer)

Town of Grafton

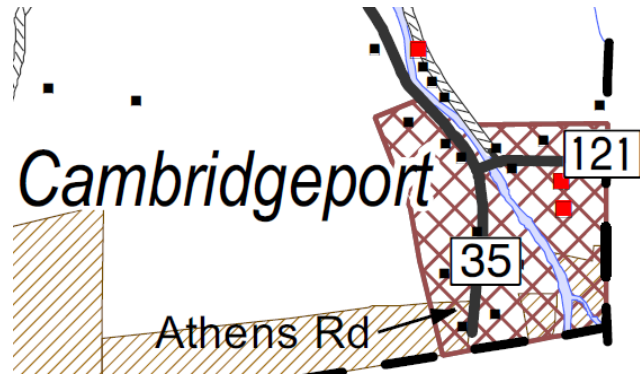
1. Cambridgeport Village Center

The draft Regional Future Land Use Map includes a new Village Center for Cambridgeport in Grafton. A portion of the Village Center extends into the adjacent Town of Rockingham. The following is an excerpt on the LURB's comments on the proposed Village Center: *"An alternate FLU type or additional supporting information is required for the proposed Cambridgeport Village Center, to demonstrate this area is or will be a mixed-use center bringing together community economic activity and civic assets."*



Cambridgeport Village Center

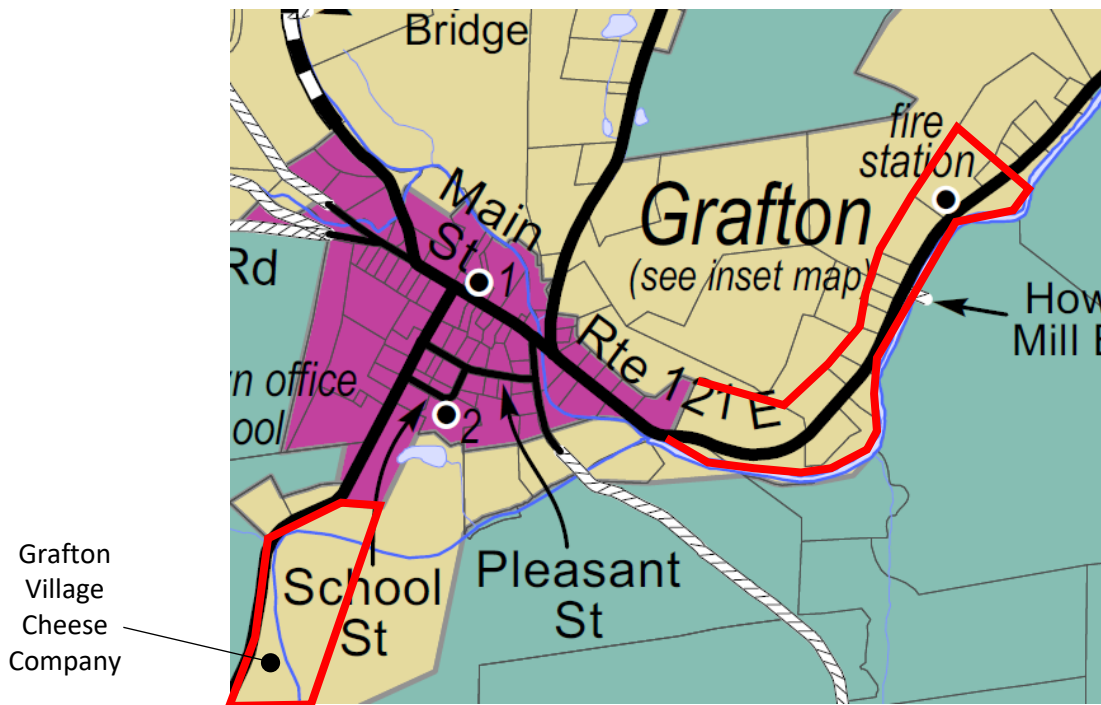
The Existing Land Use Map in the Grafton Town Plan depicts Cambridgeport as a “Village” (see hatched area on map to the right). There are a mix of residential properties (black squares) and commercial properties (red squares) in the area. Cambridgeport previously had a Country Store and a Post Office, but they have since closed. There is an opportunity for future commercial development in Cambridgeport and the Village Center designation would help support such efforts.



Grafton Town Plan – Existing Land Use Map

2. Grafton Village Center

The Town of Grafton has requested for an expansion to the proposed Grafton Village Center. WRC would like to request feedback from the LURB on proposed expansion area before finalizing the Regional Future Land Use Map. The map below shows the current boundaries of the Grafton Village Center. The boundaries would be expanded east along Route 121 to the Fire Station property and south along Grafton Road to include the Grafton Village Cheese Company property. The approximate additional area to be included in the Village Center is outlined in red.



Proposed Grafton Village Center with Expansion Areas Outlined in Red