



WAITSFIELD PLANNING COMMISSION AGENDA

June 24, 2025 at 7:00 p.m.

Planning Commission

Beth Cook
Robert Cook
Emma Hanson
AnnMarie Harmon, Vice-
Chair
Becca Newhall
Alice Peal
Jonathan Ursprung, Chair

THE PLANNING COMMISSION WILL BE HOLDING A HYBRID MEETING. THE PUBLIC MAY ATTEND IN PERSON AT WAITSFIELD TOWN HALL OR REMOTE VIA ZOOM WITH TELEPHONE AND/OR VIDEO ACCESS. THOSE PARTICIPATING MAY SPEAK DURING THE DESIGNATED PERIODS.

To join the meeting remotely, use this link:

<https://us02web.zoom.us/j/9190265312>

Meeting ID: 919 026 5312

Or call: 1 929 205 6099

Planning & Zoning Administrator

J. B. Weir

Town Administrator

York Haverkamp

Town Clerk

Jennifer Peterson

Town Treasurer

Steve Lewis

Waitsfield Town Office

4144 Main Street
Waitsfield, VT 05673
(802) 496-2218
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1. CALL TO ORDER / ROLL CALL
2. REVISIONS TO AGENDA, IF ANY (5 +/- min)
3. PUBLIC FORUM (10 +/- min)
4. APPROVAL OF MINUTES –JUNE 3 (10 +/- min)
5. VERMONT LOCAL-LEVEL OUTDOOR RECREATION ECONOMIC IMPACT PROJECT (20 +/- min) JB
6. CVRPC UPDATE (25 +/- min) Alice/JB
7. WASTEWATER PLANNING PROJECT UPDATE (10 +/- min) JB/Bob
8. VILLAGE MASTER PLAN UPDATE (10 +/-min) AnnMarie/JB
9. 2025 PC WORK PLAN (20 +/- min)
10. OTHER BUSINESS (10+/-min)
11. ADJOURNMENT

**Waitsfield Planning and Zoning Administrators Report
Planning Commission June 24, 2025 meeting**

5. Vermont Local-Level Outdoor Recreation Economic Impact Project

As discussed at last meeting, the Town was invited to participate as a pilot community in the development of a toolkit to better understand the economic contributions of outdoor recreation at the local and regional level.

This project aims to provide actionable insights into the economic impact of outdoor recreation at the local level in Vermont. While the economic contributions of outdoor recreation to Vermont's statewide economy are well-recognized and celebrated through impressive GDP data provided by the US Bureau of Economic Analysis, there is a significant gap in understanding how these large data points translate into tangible benefits for individual communities or regions. By developing a scalable economic impact toolkit, this project will equip local and regional partners with the tools needed to assess and leverage their community's outdoor recreation potential for sustainable economic development. The Vermont Department of Tourism and Marketing (VDTM), with support from the Vermont Outdoor Recreation Economic Collaborative (VOREC), is partnering with SE Group and Headwaters Economics on this project.

As discussed at last meeting. This project will be overseen by the Planning Commission. There is no cost for the Town, although staff hours will be necessary. There is a kick-off site visit on June 25th from 8am – 12 noon.

Suggested motion: To confirm participation as a pilot community in the Local-Level Outdoor Recreation Economic Impact Project.

6. CVRPC Update

Alice has provided an update on CVRPC current work. Included in the packet (again) is the summary of the comments at the LURB Public Hearing in Essex on defining Tier 3 in the Future Land Use Plan. The Tier 3 slides can be found here:

https://www.vlct.org/events/LURB250611?utm_source=CC&utm_medium=email&utm_campaign=News+2025-0527

The next Public Hearing is the public engagement meeting #2, and is set for July 24, 2025 at 6:00 p.m. - hybrid (in-person and remote participation available):

<https://act250.vermont.gov/tier-3-rulemaking-and-report>

Alice has also been in touch with Alex Weinhagen of the Land Use Review Board:

Alice,

Thanks very much for our phone conversation this morning, and for directing me to the Waitsfield Town Plan! So much good planning happens in the Mad River Valley, and Waitsfield in particular. You pointed out several important issues and resource areas that Waitsfield has been working on, and that you would like to see considered as part of the Act 250 Tier 3 rulemaking. Some of my takeaways from our discussion:

- Habitat connectors – These areas are important to allow movement of wildlife – both to access resources and for dispersal. Including these areas in the Tier 3 designation is important to ensure that development in/around such areas is clustered to preserve the habitat connector function. You indicated that Waitsfield has done forest block mapping and wildlife road crossing analysis to identify priority areas.
- Headwater flood resiliency – You said that Waitsfield has experienced some devastating flooding in recent years from storms with increased rainfall. You emphasized the importance of proper planning of development in forested headwater drainage areas, particularly at higher elevations (e.g., 1700' +) to help minimize downstream flooding.

We discussed more than that, but these are two of my takeaways that dovetail with resource areas the Tier 3 Working Group is considering for inclusion in the Tier 3 rulemaking. Please let me know if you have other resource area suggestions for Tier 3 consideration.

Stay in touch, and let me know if you and Central Vermont Regional Planning Commission staff have Tier 3 suggestions – i.e., possible priority resource areas identified in the regional plan that are of statewide significance. You can follow the Tier 3 rulemaking process by checking in on our webpage from time to time.

<https://act250.vermont.gov/tier-3-rulemaking-and-report>

From the PZA:

In 2023, Vermont's General Assembly funded a review of Vermont's five designation programs. The result was the Designation 2050 Report. It guided legislative changes enacted by the General Assembly in 2024 in Act 181. The legislative changes make the program more accessible and help coordinate community investment.

Act 181 allows municipalities to continue to apply for designation under the legacy programs (except for new growth centers) through the end of 2025. It then shifts the designation process to

a new regional plan and future land use map approval process. The regional plan approval process by the State Land Use Review Board will transfer existing legacy designations into the new framework and will establish the new designation boundaries.

LEGACY DESIGNATION APPLICATIONS/AMENDMENTS

Please take note: Community Investment Board (formerly Downtown Board) meetings for legacy designation for the remainder of the year will take place in September and October. As such, CP+R encourages all applicants for the legacy designation programs to set up a pre-application meeting by August 2025 to ensure adequate lead time before final submission to the Board. It is common -- especially with the Neighborhood Development Area designation -- that changes to the draft application and bylaw amendments are needed by the municipality to be ready and eligible for designation. Municipalities considering legacy designation are encouraged to work with local officials and the regional planning commission to understand the amount of lead time required for potential bylaw revisions, etc. The time needed may exceed the timeframe available, in which case, interested municipalities should focus on the new designation framework with their regional planning commission.

NEW DESIGNATION

Approval of the new regional plan future land use maps will transition legacy designations and establish the new designated centers and neighborhoods. This option provides a pathway for designation that may or may not be possible under the legacy programs.

More information is included in the packet.

The PZA has also included in the packet a [2025 Vermont legislative summary](#) from the Vermont Planners Listserv. The board should review these changes in the coming weeks and decide what, if any, action items the board may wish to take over the coming year. This could impact the 2025-2026 work plans.

7. Wastewater Project Update

The project team continues to meet with engineer Jon Ashley as the Design plans move to 90% completion. The 90% design plans are due to be complete by January 31, 2026. The PZA is drafting easements for individual connections in addition to the pump station locations. These will then be reviewed by Town Counsel in advance of discussion with the Selectboard. The 60% design plan set can be found [here](#).

The team is still awaiting word from USDA RD on a funding package to complete the project. Notification is anticipated in June.

Town staff presented at the June 5 board meeting for the Vermont Community Development Program. The Town is requesting \$1 million in Community Development Grant funding. Town Administrator York Haverkamp, the PZA and Jon Ashley attended the meeting to present a slideshow and answer questions. The presentation went well. However, due to limited funding available and the numerous projects which were applied for, an award is not expected.

An award announcement from the Northern Borders Regional Commission is expected in the month of June. The Town applied for \$1 million in funding for the purchase and installation of the advanced treatment system for the Munn Field disposal site.

The SBR Manufacturer Pre-Selection Bid Opening occurred on Thursday, June 19th at 10:00am at the Town Office. There was one bid submitted by Aqua Aerobics. The bid was for approximately \$566,000. The project team will review and discuss the bid at its June 25 meeting and thereafter provide a recommendation to the Selectboard for its July 14 meeting.

8. Irasville Master Plan

The Village Master Plan Steering Committee (VMPSC) has not yet heard back from Shannon Morrison on the letter which was submitted. The PZA reached out to Shannon this week and she has not had the chance to review it. She will do so during the week of the 23rd and provide feedback then.

The next meeting of the VMPSC is set for July 1st from 10:30am – 12:00 noon.

The project website is up to date and can be found [here](#).

9. 2025 Work Plan

The PZA has updated the 2025 work plan and it is included in the packet. There may be suggested bylaw changes that come from the Village Master Plan project, which will conclude in the fall.

The PC has set its sights on a second phase of the Master Plan which would focus on the Irasville wetlands. The Agency of Commerce and Community Development has not yet released info on the fall application process. In the meantime, the PZA is working to find out whether that is the best funding source for wetland work, which will likely focus on hydrology and connectivity to the Mad River.

With regard to the Limited Business District, the PZA would like to complete an analysis of how much acreage of developable land is encompassed within the LBD before the PC goes too far

down this road. Due to wetland constraints and other factors, it may not be worth revising the current standards.

The PZA does recommend that the board discuss the 30% / 900 sq. ft. maximum threshold for an accessory dwelling unit (ADU). This threshold is being relieved in many municipalities to varying extents. In addition, the updated bylaws allowance for duplexes, triplexes and quadplexes as permitted uses supports review of the ADU threshold.

9. Other Business

Upcoming trainings/webinars:

Grants & Funding Chat:

This chat is a bi-monthly series to help members learn about specific funding opportunities as well as ways to make their funding applications competitive – and the advance work that is required when using someone else's money.

Each meeting focuses on a different topic. After an eye-opening 15-minute presentation on the day's topic, the format transitions to a participant Q&A, where attendees can ask questions of the presenter and each other. Bring your questions, share your challenges, and learn from other communities.

This series is presented by Bonnie Waninger, the Project & Funding Specialist on VLCT's Municipal Operations Support Team.

Registration Information

Register once and attend all sessions! Once you register, your link to join will be the same for every 2025 Grants & Funding Chat. Zoom will send you an email with the link to join ahead of each chat.

Future Dates and Topics

Tuesday, July 8, 2025 – Transportation*

Wednesday, November 12, 2025 – Community Economic Development

* These two might switch dates due to timing of the legislative session.

Presenter: Bonnie Waninger, Project & Funding Specialist, VLCT

Website [here](#).

Respectfully submitted,

J.B. Weir

TOWN OF WAITSFIELD, VERMONT
Planning Commission Meeting Minutes
Tuesday, June 3, 2025

Draft

Members Present: Beth Cook, Bob Cook, Emma Hanson, AnnMarie Harmon, Jonathan Ursprung
Members Absent: Becca Newhall, Alice Peal
Staff Present: JB Weir, Planning and Zoning Administrator
Others Present: None

II. Regular Business

1. Call to Order

The meeting was called to order at 7:07 pm by Jonathan Ursprung. The meeting was held in person at the Town Offices and remotely via Zoom.

2. Review agenda for addition, removal, or adjustment of any items

It was agreed that several items would be skipped or postponed.

3. Public Forum

Nobody requested an opportunity to comment.

4. Approval of Minutes

The Minutes of May 20, 2025 were amended and approved.

5. Irasville Master Plan

AnnMarie summarized a recent meeting of the Steering Committee (SC), taking place as a follow up to the meeting held with Shannon Morrison, where it was discussed that the group would like ANR to be more prescriptive regarding what types of projects they are looking to see implemented. Sean Lawson had noted that he sees discrepancies between the ACCD's work towards allowing for more housing in the region and ANR's restrictions. A letter was drafted by the SC and sent to Shannon, asking for the more concrete guidance needed by the SC in order to move forward; no response had yet been received.

It was also outlined that JB will be contacting Mark D'Angelo, a wetland engineer who has done work with Sean, as well as Jeff Brauer, the person who is now in charge of the Skatium. He will be reaching out to Jeff regarding slowing the water flow from the Skatium area, and to further discuss the potential for giving up the current access to the Skatium and using a new approach from the Food Hub. JB noted that currently this is not favored by the Skatium, but that it would be considered if deemed to be absolutely necessary in order to move forward with Irasville planning.

AnnMarie also noted that Ira Shadis (Friends of the Mad River) had spoken of a regional wetland study taking place, and the need to consider upstream development. JB confirmed that no wetlands permitting is needed for the Wastewater Project construction.

The SC will next be outlining the work to take place moving forward, and drafting a report to include plans for land use, pedestrian access, and so forth. The next SC meeting will be held on July 1.

6. CVRPC Update

This item was removed from the agenda, as Alice was not present.

7. Vermont Local-Level Outdoor Recreation Economic Impact Project

It was agreed that participation in this Project, for which details were included in the meeting packet, would be useful for continued planning of the Route 100 Multi-Use Path and other projects. It was discussed that the first meeting would likely provide more information to help determine what role the PC will take on in the project, but that it is likely a good fit for the group. Formal action will be taken at the next PC meeting, following feedback being provided by JB and York Haverkamp from their attendance at a preliminary meeting.

8. Wastewater Planning Project Update

This item was removed from the agenda, as there was nothing to report other than what was included in the meeting packet.

9. 2025 PC Work Plan

This item was postponed until a larger number of PC members is present at a meeting.

10. Other Business

It was agreed to meet next on June 24, 2025.

9. Adjournment

The meeting adjourned at 7:53 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary

From: [Lydia Jankowski](#)
To: townadmin@gmavt.net; pza@gmavt.net
Cc: sam@mrvpd.org; mrvpd@madriver.com; [Alex Belenz](#); [Dagger, Jackie](#); [McCracken, Maureen \(she/her\)](#)
Subject: Pilot Community Invitation: Vermont Local-Level Outdoor Recreation Economic Impact Project
Date: Friday, May 23, 2025 11:35:54 AM
Attachments: [Outlook-pcl1q15f.png](#)
[About the Project.pdf](#)

Dear York and JB,

The Vermont Department of Tourism and Marketing (VDTM), with support from the Vermont Outdoor Recreation Economic Collaborative (VOREC) has launched the *Vermont Local-Level Outdoor Recreation Economic Impact* project. Over the next few months, we will be working to develop actionable guidance for Vermont communities and regions to better understand the economic impact of outdoor recreation.

The anticipated outcomes from this project include:

- Local Economic Impact Toolkit - Actionable guidance designed to help communities and regions better understand, assess, and plan for their outdoor recreation economy.
- Recommendations Report - A detailed outline of steps for the state and/or partners to collect additional data to support local and statewide economic impact analysis, recommendations for technical assistance to support local use of the toolkit, and strategies for outreach and promotion to increase awareness and utilization of the toolkit.

I'm reaching out to you now to extend an invitation for Waitsfield to participate as a pilot community in the development of the toolkit. Community input and engagement are central to the success of our work. Throughout the pilot our team of state leaders and consultants from SE Group and Headwaters Economics, will provide your community with resources to better understand the role that outdoor recreation plays in your local economy. In exchange, we ask for your assistance in helping test our draft toolkit so that we may provide the most helpful and impactful guidance for assessing the economic impact of outdoor recreation at the local-level. The toolkit will be piloted in four individual pilot communities and on one regional outdoor recreation asset during the summer of 2025. You can find more information below about the project and our process.

Why You

We identified Waitsfield as a preferred pilot community after a robust review process that included all recipients of either a past VOREC Community Grant,

assistance from the Vermont Council on Rural Development and/or the Rural Economies for Rural Communities program. Participation in one of these programs demonstrated a commitment and interest in developing the outdoor recreation economy and preparedness to participate in this project. We then considered geography, demographic diversity, varying recreation assets, and community economy goals to narrow the list to a set of preferred communities to invite forward.

We are interested in Waitsfield as a case study for how well-established outdoor recreation gateway communities in Vermont can continue to invest in outdoor recreation and adapt to a changing climate while retaining strong economic contributions. The ongoing work to lean into four-season recreation, including the recent opening of the Mad River Recreation Hub, provides a compelling model to examine through an economic impact lens.

Your participation will be instrumental in refining the toolkit, ensuring it is practical, accessible, and valuable for communities across Vermont.

If this is an opportunity Waitsfield is interested in, please continue reading below for more information about expected participation and next steps. See the attached PDF for a more detailed description of the overall project.

Looking forward to hearing from you. If you have any questions, feel free to reach out.

Best,
Lydia Jankowski

PARTICIPATION INFORMATION

Expected Outcomes

We recognize that participation in this pilot program requires an investment of time from the selected communities. We also understand that communities across Vermont are navigating unprecedented challenges, and while you may support this initiative, you may also be evaluating whether it is the right fit for your community at this time.

We hope that your involvement not only enhances the overall usability of the toolkit but also provides your community with valuable planning resources throughout the process.

As a pilot community, you will:

- **Test the draft toolkit** and begin collecting **key data points** on your outdoor recreation economy to inform planning, grant applications, and community engagement efforts.
- **Receive tailored support** from our team of consultants to effectively utilize the toolkit.
- **Shape final recommendations** to ensure the toolkit meets the diverse needs of communities statewide.

Each pilot community will receive a visually compelling **summary report and data sheet** prepared by our consulting team. This report will highlight key findings from the process and provide high-level recommendations for leveraging outdoor recreation assets to drive local economic benefits.

Expected Participation

Each pilot community will be expected to participate in the following meetings and engagements:

- **Assemble Ad-Hoc Committee.** Identify a few community leaders with interest and availability to participate in this project. We recommend three to five members total, including yourself (other participants could include members of the select board, recreation committee, local chamber of commerce, etc.).
- **Kick Off Meeting.** We will hold a kickoff meeting to introduce the project, answer any questions, and learn a bit more about what your community is working on. We anticipate holding this meeting in early to mid-May.
- **Toolkit Training & Site Visit.** Upon completion of the draft toolkit, we will share the toolkit with each pilot community. We will then conduct a site visit to each municipality, which will include a training meeting with advisory committee members and site visits to local outdoor recreation destinations and local businesses. Please plan to spend at least half a day with us. We anticipate holding these visits in late June.
- **Local Report Outs.** During the site visit, we will work with you to outline a plan for your community to use the toolkit over the course of the following month based on your existing capacity. We will request that pilot communities complete a *brief* report-out describing their experience using the toolkit and any relevant insights they have gained about their local outdoor recreation economy. We will ask for your report by late-July.
- **Final Project Meeting.** Pilot communities will be asked to attend a final project meeting with statewide partners and stakeholders. During this meeting we will discuss the final toolkit and how it will be put into action for

Vermont communities. This will be a virtual meeting and we anticipate it will be held in late September.

Next Steps

If you would like to move forward together, by May 30th please 1) reply to this email to confirm your interest and 2) fill in this **brief application form** at <https://arcg.is/01CbqT0>:



If you believe another staff person or community member would be a better fit at this time to take-on this initiative in your community, please share their contact information with us. If you have any questions, feel free to reach out.

We appreciate your willingness to contribute to this important effort and look forward to working with you to strengthen Vermont's outdoor recreation economy.

Lydia Jankowski (she/hers)
Community & Recreation Planner
802.264.0355

SE GROUP
COLORADO | VERMONT | UTAH

VERMONT LOCAL-LEVEL OUTDOOR RECREATION ECONOMIC IMPACT PROJECT

Purpose Statement

This project aims to provide actionable insights into the economic impact of outdoor recreation at the local level in Vermont. While the economic contributions of outdoor recreation to Vermont's statewide economy are well-recognized and celebrated through impressive GDP data provided by the US Bureau of Economic Analysis, there is a significant gap in understanding how these large data points translate into tangible benefits for individual communities or regions. By developing a scalable economic impact toolkit, this project will equip local and regional partners with the tools needed to assess and leverage their community's outdoor recreation potential for sustainable economic development.

Who

The Vermont Department of Tourism and Marketing (VDTM), with support from the Vermont Outdoor Recreation Economic Collaborative (VOREC), is partnering with SE Group and Headwaters Economics on this project. Both consulting firms bring extensive expertise in outdoor recreation economy planning and rural community development, with specialized knowledge in key areas such as mitigating community impacts in high-demand recreation zones, articulating the benefits of outdoor recreation, and a deep understanding of Vermont's unique local context.

Overview

Outdoor recreation is a key driver of Vermont's economy. It attracts tourism, promotes health and wellness, encourages environmental stewardship, and supports business and workforce growth. In 2023, outdoor recreation activity and businesses generated over \$2 billion of economic activity in Vermont, according to data from the US Bureau of Economic Analysis (BEA) Outdoor Recreation Satellite Account (ORSA). This data supports continued state-level policy making and investment in outdoor recreation. However, it provides limited actionable insights for individual municipalities, outdoor recreation, economic development or regional organizations that are seeking to leverage outdoor recreation for community and economic benefit. This project will bridge this gap by developing a more localized approach to understanding the economic impact of outdoor recreation, helping communities make informed decisions to grow their local economies.

The State of Vermont has actively supported community-based investments in outdoor recreation economy since 2019, including awarding over \$11 million in grant funding to local projects through the Vermont Outdoor Recreation Economic Collaborative (VOREC). Communities who have received funding through VOREC and other grant programs often

struggle to communicate the impact of these investments. In other communities, local leaders have stated a need for better tools to make the case to municipal select boards and/or outside funders to invest in outdoor recreation assets.

Toolkit Development Process

The toolkit will provide local level partners with tools to better understand the economic contributions of outdoor recreation at the local and regional level. The tools will utilize information from existing data sources and provide partners with guidance on how to fill in gaps in data that exist at the local level. The tools will be scalable based on the resources, capacity, and interest of different partners and their familiarity with the economic relationship to outdoor recreation of their local and/or regional area.

Community input and engagement is central to the useability and success of the toolkit. To finalize toolkit development, the tools will be tested in four individual pilot communities and on one regional outdoor recreation asset during the summer of 2025. Selected pilot communities will represent the diversity of geographies, local governments, economies, and outdoor recreation assets and experiences that exist across the state. Feedback on the toolkit will directly inform the final deliverable and how the toolkit will be used into the future.

To develop the tools in the toolkit a working group representing different local and regional outdoor recreation economy partners will convene at key milestones in the process to share feedback and guidance. This working group will consist of municipal leaders, business owners, non-profit recreation organizations, Regional Planning Commissions and economic development organizations, and other key partners. A working session will also be held with State staff and key organizational partners to collect feedback on their needs for outdoor recreation economic impact data that will inform the tools in the toolkit and conversations the Toolkit Working Group.

FOUNDATIONAL ASSESSMENT FORM

Estimated time for completion: 20–30 minutes.

Before you begin using the Local-Level Economic Impact Toolkit, we ask that you complete this Foundational Assessment Form. This form will take approximately 20–30 minutes and is designed to help you reflect on your current understanding of outdoor recreation in your community or region. Whether you are studying a single recreation asset or a regional area, this assessment encourages you to consider the broader context—how outdoor recreation connects to your economy, identity, and quality of life. Grappling with these bigger-picture questions will help you identify data gaps, uncover opportunities, and ultimately choose the tools in the toolkit that will be most useful for your goals.

You may not be able to answer every question fully, or at all. Take note of this. If you cannot answer a question, this may point to an area you may want to use the toolkit to dig deeper into.

1. VISIONING

Is there a clear vision in your community/region for outdoor recreation and/or the outdoor recreation economy? Pick the option that describes your community best.

Yes, there is a clear vision with overall agreement and support from the general public and key stakeholders.

Yes, there is a clear vision amongst key stakeholders, but it not as well known or supported by the general public.

There is the beginnings of a vision but it needs more work and buy-in from the community.

There is not yet a vision for outdoor recreation and/or the outdoor recreation economy.

Describe your community's vision for outdoor recreation. How do you see outdoor recreation contributing to the local economy in the next 5–10 years?

In what ways does outdoor recreation shape how your community sees itself and how it is perceived by others?

What would success look like if your community were to strengthen its outdoor recreation economy?

2. UNDERSTANDING YOUR OUTDOOR RECREATION ECONOMY TODAY

A. RECREATIONAL ASSETS

Do you have a sense of what the primary outdoor recreation assets are in your community/region (i.e., the destinations that are most popular or have the most potential to generate economic impact)? If yes, list up to five destinations here.

These can include a wide variety of places and facilities, such as:

- **Trails/Trail Systems** – for hiking, biking, skiing, paddling, snowmobiling, etc.
- **Parks** – municipal, state, or national
- **Bodies of Water** – lakes, rivers, streams, and public access points
- **Public Lands** – state forests, wildlife management areas (WMAs), etc.
- **Campgrounds** – for tent camping, RVing, or other overnight stays
- **Facilities** – such as ski areas, climbing gyms, shooting ranges, or similar venues

1.

2.

3.

4.

5.

Beyond this initial list, are you aware of any new outdoor recreation assets in your community/region that are being planned or are under development?

Are there efforts in place to promote these assets to both residents and visitors?

B. OUTDOOR RECREATION BUSINESS ASSETS

Similar to the above, do you have a sense of what businesses may have an existing relationship with the outdoor recreation economy in your area? If yes, list up to five businesses here.

Consider the following types:

- **Outdoor Recreation Businesses** - gear shops, outfitters, rental services
- **Accommodations** - motels, campgrounds, cabins, short-term rentals
- **Food & Beverage** - restaurants, diners, coffee shops, breweries
- **Convenience Services** - gas stations, markets, general stores
- **Other Retail** - gift shops, convenience stores, souvenir stands

1.

2.

3.

4.

5.

Do you notice a relationship between tourism and outdoor recreation in your community?

Are there currently partnerships between businesses, government, and nonprofits to enhance the outdoor recreation economy?

C. COMMUNITY ENGAGEMENT

Do you know how engaged community members are in outdoor recreation activities?

Are there organizations, clubs, or advocacy groups that support outdoor recreation? List all that you know.

How does your local government support outdoor recreation (e.g., policies, funding, infrastructure improvements)?

To what extent do schools and youth programs encourage participation in outdoor activities?

3. HIGHLIGHTING ADDITIONAL IMPACTS

How has outdoor recreation influenced housing affordability, workforce trends, community health, and overall quality of life—and what inequities or challenges have emerged as a result?

In what ways is climate change impacting outdoor recreation assets and patterns, and what environmental or infrastructural risks could affect long-term access and resilience?

4. IDENTIFYING AREAS FOR GROWTH

What challenges does your community face in expanding outdoor recreation opportunities?

Are there gaps (ex: infrastructure, funding, marketing) that limit economic benefits from outdoor recreation?

What new projects, events, or business opportunities could be developed to strengthen the local outdoor recreation economy?

5. TOOLKIT GOALS

AFTER ANSWERING THE QUESTIONS ABOVE, THINK ABOUT YOUR MAIN GOALS FOR WHY YOU WANT TO USE THIS TOOLKIT?

As you think about your goals for the toolkit, identify a specific outdoor recreation asset(s) you want to focus on (e.g., trail, park, waterway, open space):

What relevant data do you already have for this asset? (e.g., visitor counts, event attendance, spending profiles, etc.)

Why are you undertaking this process?

(select all that apply)

- ☐ To understand the economic impact of outdoor recreation
- ☐ To advocate for funding or investment
- ☐ To support local planning and development
- ☐ To guide marketing or tourism strategy
- ☐ To inform community engagement or public input
- ☐ To build partnerships with businesses or land managers
- ☐ To prepare for grant applications or reporting
- ☐ Other:

What does success look like after using this toolkit?

(select all that apply)

- ☐ We have a clear inventory of our outdoor recreation assets
- ☐ We can quantify recreation's contribution to the local economy
- ☐ We've identified key data gaps and next steps
- ☐ We can share our findings with decision-makers
- ☐ We've engaged stakeholders and built local support
- ☐ We're positioned to take action based on the results
- ☐ Other:

What are you hoping to communicate?

(select all that apply)

- ☐ The value of outdoor recreation to our local economy
- ☐ Where investment is most needed
- ☐ How visitors interact with our assets and businesses
- ☐ The needs of our community related to recreation
- ☐ That our region is ready for partnership and growth
- ☐ That we are using data to make informed decisions
- ☐ Other:

6. FORMAT/QUESTION FEEDBACK (PILOT ONLY)

After completing this Foundational Assessment Form, provide any feedback on the format and content.

- Are the questions clear and easy to understand?
- Is there any important information missing?
- Are there questions that should be added, removed, or reworded?
- Does the overall structure support the goals of the assessment?

Your input will help ensure the form is useful and effective for communities completing it.



TIER 3 RULEMAKING

Meeting Summary – Public Engagement Session – May 22, 2025

Goal: Provide an overview of the Act 250 program, the changes that are in process due to the passage of Act 181 in 2024, and focus on the Tier 3 rulemaking effort that is just getting started. Answer questions and collect comments on critical resource areas to consider for Tier 3 designation, as well as possible Act 250 jurisdictional thresholds for Tier 3 areas.

The meeting was attended by approximately 55 participants. Five people participated in person at the Essex Junction Act 250 hearing room, and approximately 50 people participated remotely via Microsoft Teams. Questions and comments were received from 12 participants. This meeting was designed to get input from the public before the Land Use Review Board (LURB) begins drafting Tier 3 rules.

Attendees:

LURB staff: Alex Weinhagen, Sarah Hadd, Rachel Lomonaco

Public:

Sam Lincoln, Pam Loranger, Jonathan Wood, Fred Glanzberg, Thomas Weiss, Richard Geof, Richard Howe, Mark Delaney, John Moore, Danelle Birong, Cathyann LaRose, Joe Segale, John Reid, Alex Hurst, Mila Lonetto, Chris Brimmer, Cathlin Lord, Chris Fife, Jean Richardson, Kate McCarthy, Annette Smith, Doug Greason, Eric Webb, Emily Alger, Bruce Riddle, Herb Olson, Monica Callan, Nick Zaiac, Norm Etkind, Alice Peal, Renee Carpenter, Seth Jensen, Jim Manley, Tony OMeara, Benjamin Brickner, Steve Harrington, Jackie Folsom, Christian Meyer, Christi Bollman, Kristen Dietrich, Jason Rasmussen, Bill Sayre, Rob Apple, Malcolm Fitzpatrick, Suzanna Jones, Margaret McNurlan, Jennifer ??, Cathy Emmons, Elizabeth Thompson, Peter Erb, Jacob Pluta, Rutland, Jamey Fidel, Brian Bannon, Jennifer Decker, Alexandra Horst, Meg Emmons, one unidentified (phone # only)

Questions and Comments:

Alex Weinhagen presented an overview of Act 250, the new road rule, and what is a Tier 3 area. He then reviewed the rule making process for Tier 3 including process and timeline, noting a draft will be available in July for comment. He noted the working group of stakeholders and the need for public input as well. Initial feedback from stakeholders on possible Tier 3 areas was noted.

Sam Lincoln of Randolph noted that Tier 3 areas are supposed to be “critical natural resources”. He asked if there was a definition for “critical natural resources”. A. Weinhagen noted that the Statute did not define the term. He noted that a critical natural resource has a value and function, and it was subjective as to what should be included.



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S. Lincoln asked who the burden was on to define the term. A. Weinhausen noted that the statute does enumerate six resource areas that must be considered the Tier 3 designation. He said that these six are examples of some resource areas the Legislature felt were critical. He indicated that it was the LURB's responsibility to consider potential natural resource areas, and decide which ones would be included in Tier 3.

Alice Peal of Waitsfield recommended conferring with the scientific experts in the VT Agency of Natural Resources (ANR) for clarity on the definitions of particular resource areas. She said that flooding is a key issue to consider, with impacts coming from higher elevations at the top of watersheds. She asked whether regional and municipal plans are being consulted to help identify potential Tier 3 areas. She noted that habitat corridors and forest blocks are being looked at in municipal plans. A. Weinhausen said that the future land use area mapping in regional plans will determine the location of Tier 1 areas, but not Tier 3 areas. He said he would like to get input from municipalities on Tier 3 areas, and is open to hearing suggestions and seeking out more input; however, it will likely be impossible to read and factor in every municipal plan in Vermont.

Monica Callen was recognized, but was unable to unmute on Microsoft Teams. A. Weinhausen recommended she submit questions and comments afterwards via email. Contact information available on the Act 250 Tier 3 webpage.

Joe Segale of Huntington asked what the level of Act 250 review would be in Tier 3 areas. Would projects be reviewed under all or a subset of the typical Act 250 criteria. A. Weinhausen said that there is flexibility to determine this through the Tier 3 rulemaking, and that some stakeholders in the Tier 3 working group have suggested limiting Tier 3 review to just the most relevant Act 250 criteria (e.g., criterion 8). J. Segale thought this was a good idea. J. Segale asked about the size of the Tier 3 areas and if there could be a consideration of areas that were perhaps too small to qualify. A. Weinhausen noted that there was a minimum under consideration so as to filter out small areas.

Thomas Weiss of Montpelier recommended using all the Act 250 review criteria for projects that trigger the need for an Act 250 permit in Tier 3 areas.

Herb Olson of Addison County said that he is in the Vermont House of Representatives for the Addison-4 district that includes Monkton, Starksboro, Lincoln, and Bristol. He stated that the towns in his district have a deep commitment to preserving natural heritage but are in an existential housing crisis. He asked that the housing needs of the state be kept in mind while addressing the requirements of Act 181. He hoped that the rules would not take away from towns areas suitable for housing. A. Weinhausen asked



how the LURB could outreach to rural communities to make sure that they were part of the process. H. Olson said that he would send along what the towns he represents have and noted geographic limitations.

Jonathan Wood of Cambridge asked if this would be a parcel by parcel analysis, such that an entire parcel may be jurisdictional no matter the size of the parcel, or the location of the Tier 3 area with regard to the proposed development. He said parcel-based jurisdiction could drive the carving up and fragmentation of forests. As a consulting forester, he said that the Tier 3 concept is already causing landowner concern. He said that landowners are wondering if some of the important natural resource areas that he has helped them identify will now become a liability driving the need for Act 250 permitting in the future. He said that it has already created fear and could drive parcelization. A. Weinhausen noted that the concept discussed to date is to have jurisdiction in Tier 3 areas based on the area of impact and not the overall parcel.

Alice Peal noted that she is a Planning Commissioner and Emergency Coordinator in the Town of Waitsfield, and that she is happy to provide Waitsfield's Town Plan for information. She cautioned about the adverse impacts of building roads and development in forested areas. She highlighted the impact and cost to municipalities of such development, including stress on the provision of emergency services.

Sam Lincoln emphasized the importance of the rural economy, and the ability of landowners to maintain a working landscape. He cautioned against requiring an Act 250 permit for agricultural uses and forestry uses (e.g., logging, wood products manufacturing). He recommended that Tier 3 rules include clear definitions, tight/limited review criteria, and exemptions when a project utilizes good development design (e.g., conservation subdivision design). He recommended that the LURB start small with Tier 3 designations, with the understanding that the rules can be revised later if necessary. A. Weinhausen noted the Act 250 Wood Products Manufacturing Report that is underway to see how that sector could be better supported.

Renee Carpenter was recognized, but was unable to unmute on Microsoft Teams. A. Weinhausen recommended she submit questions and comments afterwards via email. Contact information available on the Act 250 Tier 3 webpage. Renee did submit a brief comment via email, which was only seen after the meeting. This comment is included below in italics. Renee also followed up with a longer set of comments the next day, which are not included below.

Sorry that my mike wouldn't work (in Edge, either). My Question, relating to Alice Peal's first question about "the science": Permacultural science regarding water management to minimize flooding during extreme weather events would indicate the need for combinations of holding ponds at upper elevations , with contour



diversions (as exemplified, specifically, ion a 10-acre Moretown property during Irene). I'm curious how the LURB will balance the protection of ecologically-sensitive tier 3 areas and the need to prevent excessive erosion that leads to lower elevation flooding. Is this something yet considered?

Chris Fife explained that he works for Weyerhaeuser, a forest products company that owns and manages 86,000 acres of woodland in the Northeast Kingdom (former Champion Lands). He recommended not adding any further Act 250 permitting requirements to logging and forest management activities in Tier 3 areas. He indicated that his company already has to get Act 250 permits for logging above 2500 feet in elevation, and that this permit requirement is a disincentive for other smaller landowners to manage their high elevation woodlands, to the detriment of the forest. He noted that logging is not like permanent development in that the forest land use remains.

Caithlin Lord explained that she is a regional planner from the Northeastern Vermont Development Association (NVDA) – the regional planning entity for the Northeast Kingdom. She expressed concern about the Northeast Kingdom being disproportionately impacted by potential Tier 3 designations. A. Weinhagen agreed that this would need to be addressed given that the area is generally less developed and at a higher elevation than other regions. He mentioned habitat connectors as a case in point, as reflected in the Vermont Conservation Design data sets. He noted that there were a lot of habitat connectivity blocks in the Kingdom. Rather than using these blocks as Tier 3 areas, ANR has suggested focusing on where there are gaps between the highest priority connectivity blocks. He said such areas might then be further subset to focus on associated priority wildlife road crossing areas. High elevations are a bit more challenging but intersecting other important resource areas to target specific high elevation areas may be a method to pursue.

Jonathan Wood recommended not ignoring potential Tier 3 areas in more developed places. He said there could be significant natural communities in developed areas. He noted sandy soil areas in Chittenden County where Pitch Pine trees are found. A. Weinhagen noted that there will be Tier 3 areas in more developed parts of the state, and that the extent of Tier 1 areas will be reasonably tight. J. Wood noted that there are existing protections for many resources, and that he felt the Legislature made a mistake by mandating the creation of Tier 3 areas. A. Weinhagen said that the Tier 3 working group is recommending that Tier 3 areas not include areas with adequate protections by other means (e.g., ANR review). He said that we plan to evaluate existing ANR permitting to see where there might be gaps. As an example, he mentioned that ANR is standing up a new river corridor permitting system, but that it will only cover the major river corridors, and not smaller streams with drainage areas between a quarter and two square miles.



Sam Lincoln reiterated that duplication of permitting should be avoided. He went on to say that for some resources, the right solution to additional protection/review might be enhancement of existing ANR permit processes or the creation of new resource-specific permitting. This could be preferable to requiring a full Act 250 review via the Tier 3 mechanism.

Cathy Emmons of Pomfret spoke to the regional planning future land use maps, and discussions around the three rural designations (Rural General, Rural Agriculture/Forest, Rural Conservation). She indicated that her family owns a 1,000-acre farm that is largely conserved, and is being mapped within the Rural Conservation land use area. However, when the property was conserved, an allowance was retained to create three floating house sites in the future. She expressed concern that a Tier 3 designation could require Act 250 permitting for these three house sites, even though they represent a tiny fraction of an already 1,000-acre property. She asked if Tier 3 designations will consider conserved land, and how the road rule would impact the need for an Act 250 permit. A. Weinhagen spoke to the Road Rule and the Statute. He stated that understanding where conservation areas are is helpful, but not determinative of Tier 3 designations. He noted that the regional plan land use type (e.g., Rural Conservation) has no bearing on whether or not an area will be mapped as Tier 3. C. Emmons spoke to the need to lessen burdens for those in working agriculture. A. Weinhagen asked if there was a number of new houses that should be under the threshold in a Tier 3 area. She stated that the geography should be looked at and that the Board had a hard job. She said that there will need to be more housing in forests and other places.

Fred Glanzberg of Royalton asked whether the Road Rule measured the 800 feet of new road along the path of the road, or instead as a linear distance from an existing road. He noted that roads over terrain need to include turns and possibly switchbacks to create usable grades and properly address stormwater runoff. He said that measuring along the path of the road effectively penalizes good road design. A. Weinhagen said that the Statute was pretty clear that the 800-foot Road Rule trigger was the length of the new road – i.e., the path of the road.

Kristen Dietrich said that if municipal plan analysis has been done, it should be used to inform the Tier 3 designation areas.

Meg Emmons was recognized, but was unable to unmute on Microsoft Teams. A. Weinhagen recommended she submit questions and comments afterwards via email. Contact information available on the Act 250 Tier 3 webpage.

Thomas Weiss spoke to the planned ANR river corridor permitting. He asked how such ANR permitting would be coordinated with Act 250 permitting for jurisdictional projects in Tier 2 areas. A. Weinhagen felt that such a project (located in a river corridor area)



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would require both the ANR river corridor permit and the Act 250 permit. He said the river corridor permit might be useful in demonstrating compliance with certain Act 250 review criteria. With respect to Fred's comment about the road rule measurements, Thomas Weiss noted that the Legislature did discuss this issue when Act 181 was being written, and they made a conscious choice to measure based on the length of the new road – i.e., the path of the road.

Jonathan Wood reiterated Fred's point about road's needing switchbacks, and the measurement issue. He warned about potential unintended consequences like this with the Tier 3 rulemaking. He noted that ground truthing would be needed for the mapping used to delineate Tier 3 areas. He noted that there are accuracy issues in the mapping on the ANR Atlas mapping website. He asked whether the existing mapping would be updated over time, who would be responsible for that, and how it would be paid for. A. Weinhausen indicated that Act 181 updated existing law on this front, requiring ANR to have a process for map updates that is scientifically based, in order to support the Act 250 review process. However, he said that ANR doesn't feel that the Legislature included appropriate funding to make this possible.

Fred Glanzberg noted that field verification of mapping is important. He noted that the wetland maps on the ANR Atlas can be off by hundreds of feet.

Thomas Weiss noted that Vermont has at least two major lakes in crisis. He encouraged Tier 3 consideration of impaired waters as well as source water protection areas for ground water wells (aquifers).

Other Comments

Alex Weinhausen encouraged everyone to utilize the Tier 3 webpage for additional materials, and to keep up with the rulemaking effort. He noted that there would be another public engagement session in July, once a first draft of the rules is crafted.

Tier 3 online: <https://act250.vermont.gov/tier-3-rulemaking-and-report>

Contact: Alex Weinhausen, Land Use Review Board Member,
alex.weinhausen@vermont.gov, 802-480-1885

New State Designation for Community Investment

A Resource on Vermont's Transition to the New Community Investment Designations under Act 181 of 2024

Vermont Department of Housing & Community Development

Last updated May 2025



Overview of Designation Changes

Act 181 Modernizes Vermont's Designation Programs

For nearly 30 years, the State of Vermont's "designation" programs – Downtowns, Villages, Growth Centers, New Town Centers, and Neighborhood Development Areas – have supported economic revitalization, community vitality, and smart growth. These programs work together to provide incentives, align policies and give communities the technical assistance needed to encourage new development and redevelopment in our vibrant and compact designated areas. The program's incentives are for both the public and private sector within the designated area, including tax credits for historic building rehabilitations and code improvements, permitting benefits for new housing, funding for transportation-related public improvements and priority consideration for other State grant programs.

Facing an urgent housing crisis and a desire to better align planning and investment, in 2023 Vermont's General Assembly funded a review of Vermont's five designation programs. The result, the [Designation 2050 Report](#), guided legislative changes enacted by the General Assembly in 2024 in Act 181. The legislative changes make the program more accessible and help coordinate community investment. One major element of Act 181 is that it shifts the designation process to a new regional plan approval process, which expands access to the designation programs and transfers all legacy designations into the new framework.

Vermont Department of Housing & Community Development

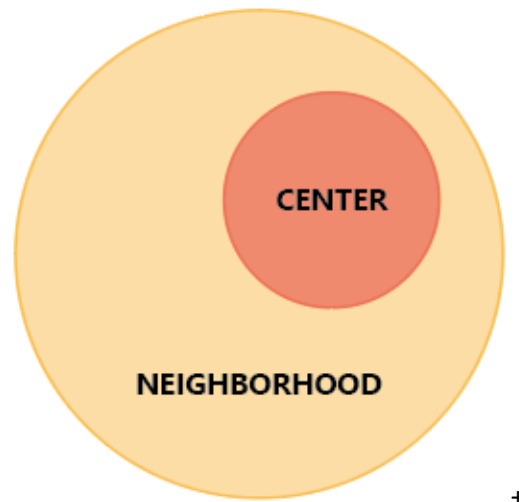
Division of Community Planning + Revitalization

A Resource on Vermont's Transition to the New Community Investment Designations

Last Updated: May 2025

The New Designations for Community Investment

The new designation framework simplifies the five legacy designations into two categories: **Centers** surrounded by **Neighborhoods**. The **Center** designation will continue to recognize downtown and village centers throughout the state, and the **Neighborhood** designation will continue to recognize areas around **Centers**.



New Designated Centers for Downtowns & Villages

Purpose

The **Center** designation supports the revitalization efforts of downtown and village centers throughout the state. The designation brings financial incentives, training and technical assistance needed to attract new people, businesses, and vitality to Vermont's communities – small or large. Incentives and programs available to **Centers** support local efforts to restore historic buildings, improve housing, design walkable communities and encourage economic development by incentivizing public and private investments.

Mapping

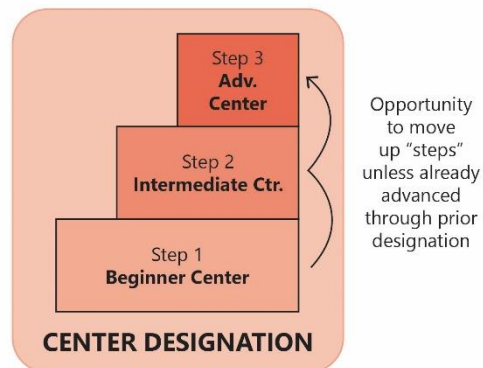
Downtown and village centers will be mapped by the regional planning commissions' Regional Plan Future Land Use (FLU) Maps and become automatically designated when the maps are approved by the State's new Land Use Review Board. Any newly mapped area with a FLU category of downtown and village center that is not associated with a legacy designation will enter the program as a **Step 1 Center** (see below for explanation).

Structure of New Designation

Centers are organized into three "steps" based on the characteristics of the downtown or village, local capacity, planning initiatives within the municipality, and any legacy designation associated with the Center. Through these three steps, **Centers** will gain access to varying levels of incentives, like the retiring legacy designation structure. The new **Step 1 Center** designation will expand program participation by providing a new, lower-barrier pathway for all historic centers (whether high or low-capacity) to become designated and access State benefits.

Centers can ‘step up’ to access greater levels of incentives and support by demonstrating local commitment and alignment with the goals and requirements of the program. Municipalities may apply directly to Department staff to reach **Step 2 or 3 Center** status. Application forms and guidelines will be made available following the approval of the first regional plan by the Land Use Review Board (expected late-2025).

Center Steps for Community Investment



Step 1 – Beginner **Center** (small village)

Step 2 – Intermediate **Center** (growing village/town center)

Step 3 -- Advanced **Center** (downtown, *Main Street America Program* member)

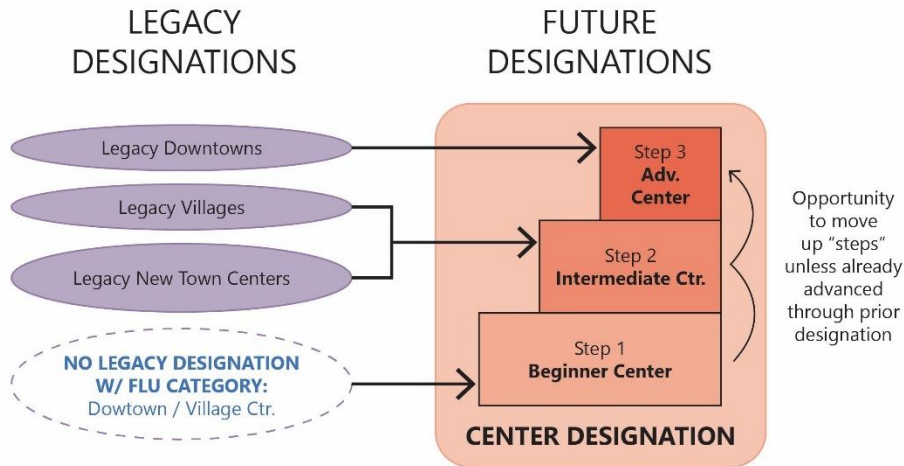
Community Investment

The new designations will be overseen by the re-named Downtown Board, now called the ‘[Community Investment Board](#)’ (CIB). The Board is staffed by the Department of Housing & Community Development and responsible for the stewardship of **Center** and **Neighborhood** investments and policies that grow and improve the vibrancy of Vermont’s designated places. The Board also makes certain funding decisions, like awarding Downtown and Village Tax Credits.

Transition of Legacy Designations

The **Center** designation consolidates the legacy Downtown, Village Center, and New Town Center designations and transfers them into the new **Center** designation through regional planning commissions’ Regional Plan Future Land Use maps. Legacy designated Downtowns will enter the new program as **Step 3 Centers**, and legacy designated Villages and New Town Centers will enter the new program at **Step 2**.

Designated Centers Flowchart: Transfer of Legacy Designations and Creation of New Centers



Center Requirements and Benefits

CENTER REQUIREMENTS	Step 1	Step 2	Step 3
<i>Meets one of the following location factors:</i>			
○ Mapped as <u>downtown and village center</u> area in approved regional plan, or	X	X	X
○ Has a Legacy New Town Center Designation on 12/31/26		X	
○ Has a Legacy Village Designation on 12/31/26		X	
○ Has a Legacy Downtown Designation on 12/31/26			X
Capital Plan			X
Local Downtown Organization			X
Available Public Water/Wastewater			X
Permanent Zoning and Subdivision Regulations			X
Historic Preservation Regulations			X
<i>(Unless a Legacy New Town Center on 12/31/2026)</i>			
Adopted Downtown Design or Form-Based Code Regulations			X
Regionally Confirmed Municipal Planning Process		X	X
Anchored by Historical Settlement	X	X	X
<i>(Includes areas listed or eligible for National Register of Historic Places)</i>			

CENTER BENEFITS	Step 1	Step 2	Step 3
Downtown Vibrancy Grant Funding			X
Sales Tax Reallocation Funding			X
National Main Street America Accreditation Eligibility			X
Placemaking/Wayfinding/Off-Site Signage Exemptions			X
Housing Permit Appeals Limitations			X
Location Priority for State Office Building Development			X
Downtown Transportation Improvement Fund Eligibility			X
Better Connections Grant Funding Priority		X	X
Infrastructure Funding Priority		X	X
Priority Consideration for State and Federal Affordable Housing Funding		X	X
Municipal Authority to Create Special Taxing District		X	X
Priority Consideration for State/Federal Funding		X	X
Authority to Lower Speed Limits <25 mph		X	X
State Water/Wastewater Permit Fee Reduction		X	X
Exemption from Land Gains Tax		X	X
DHCD-Assistance on Municipal Historic Preservation Regs.		X	X
Other benefits under Department, Program or Board guidelines.		X	X
Funding Priority for Municipal and Regional Planning Resilience Fund	X	X	X
o Municipal Plans/Visioning/Assessment	X	X	X
o Special Purpose Plans		X	X
Better Places Grant Funding (<i>not currently funded</i>)	X	X	X
Downtown & Village Tax Credit Funding	X	X	X

New Designated Neighborhoods

Purpose

The **Neighborhood** designation supports revitalization and development efforts surrounding designated **Centers**.

Mapping

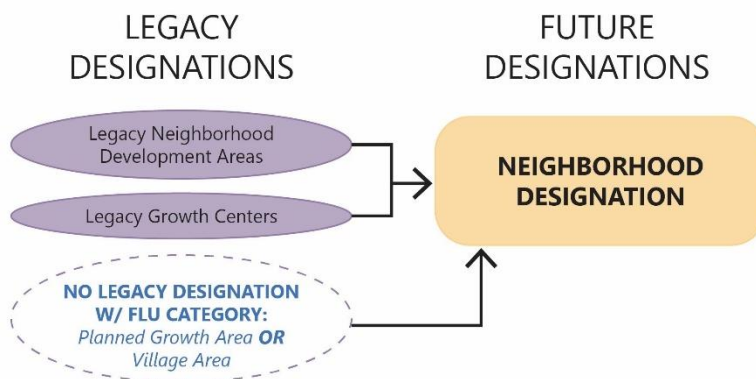
Neighborhoods will be mapped by the regional planning commissions on the Regional Plan Future Land Use (FLU) Map as *planned growth areas* or *village areas*. Once approved by the State's New Land Use Review Board, these two regional future land use categories establish a designated **Neighborhood**.

Transition of Legacy Designations

The new designation framework consolidates the legacy Neighborhood Development Area and Growth Center designations and transfers them into the new **Neighborhood** designation. The **Neighborhood** designation will expand program participation by providing a new and lower-barrier pathway for areas surrounding **Centers** to become designated and access benefits. This designation supports the creation

of new housing by providing tax, regulatory, and funding incentives for housing projects that are connected to **Centers**.

Designated Neighborhoods Flowchart: Transfer of Legacy Designations and Creation of New Neighborhoods



Neighborhood Requirements and Benefits

NEIGHBORHOOD REQUIREMENTS

Meets one of the following location factors:

- Mapped as **planned growth area** or **village area** in Approved Regional Plan, or
- Has a Legacy Growth Center or Neighborhood Development Area Designation on 12/31/26

NEIGHBORHOOD BENEFITS

Municipal and Regional Planning & Resilience Grant Funding Priority for:

- Municipal Plans/Visioning/Assessment
- Special Purpose Plans

[Better Connections Grant](#) Funding Priority

Infrastructure Funding Priority

[Downtown & Village Tax Credits](#) Eligibility

Affordable Housing Funding Priority

Housing Permit Appeal Limitations

Municipal Authority to Lower Speed Limits <25 mph

State Water/Wastewater Permit Fee Reduction

Land Gains Tax Exemption

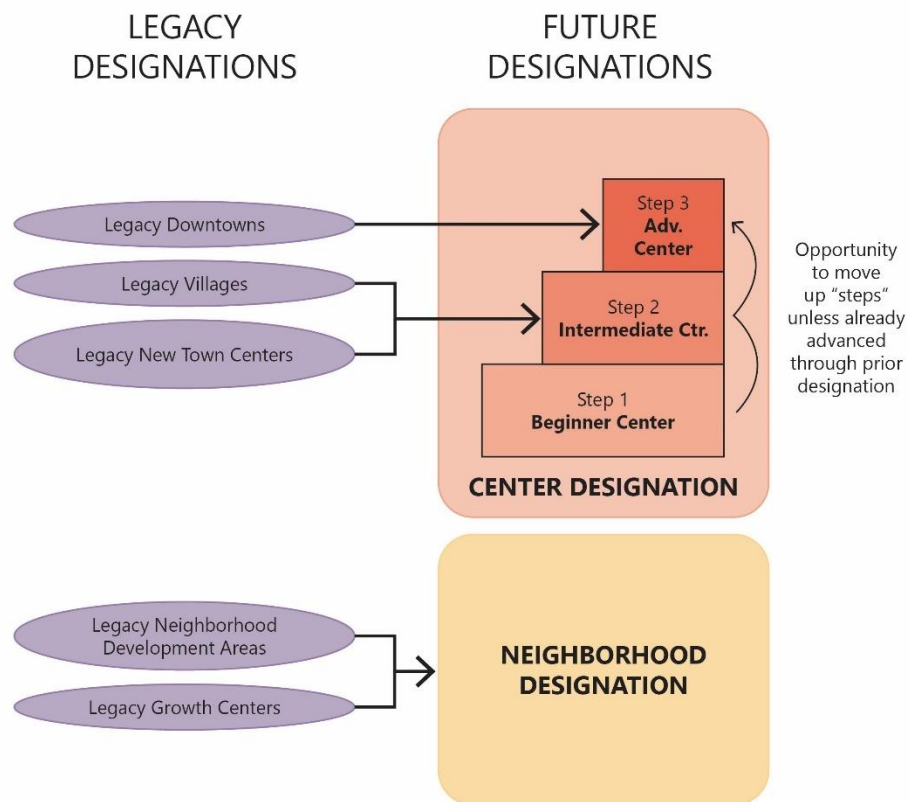
Municipal Special Taxing Authority

Transfer of the Legacy Designations

Upon approval of a regional plan, the legacy designations will be transferred into the new program using the boundaries established in the Land Use Review Board-approved regional plan, even if the boundaries differ from the legacy boundary. There will be no loss of existing incentives for legacy designated areas upon transition and the mapping of legacy areas will be maintained on the [Vermont Planning Atlas](#).

Under the new designation program, legacy Downtown, Village Center, and New Town Center designations will transition into a consolidated designation category, simply referred to as **Centers**. As noted above, the **Center** designation will have three different “steps” that define varying levels of incentives available to communities. Legacy Village Centers and New Town Centers will automatically enter the new program at **Step 2**, whereas legacy Downtowns will enter the new program at **Step 3**.

As noted above, legacy Neighborhood Development Areas and Growth Centers will be consolidated into **Neighborhoods** under the new designation program.



Overviews of Legacy Designation Transition

[Downtowns](#)

[Villages](#)

[New Town Centers](#)

[Growth Centers](#)

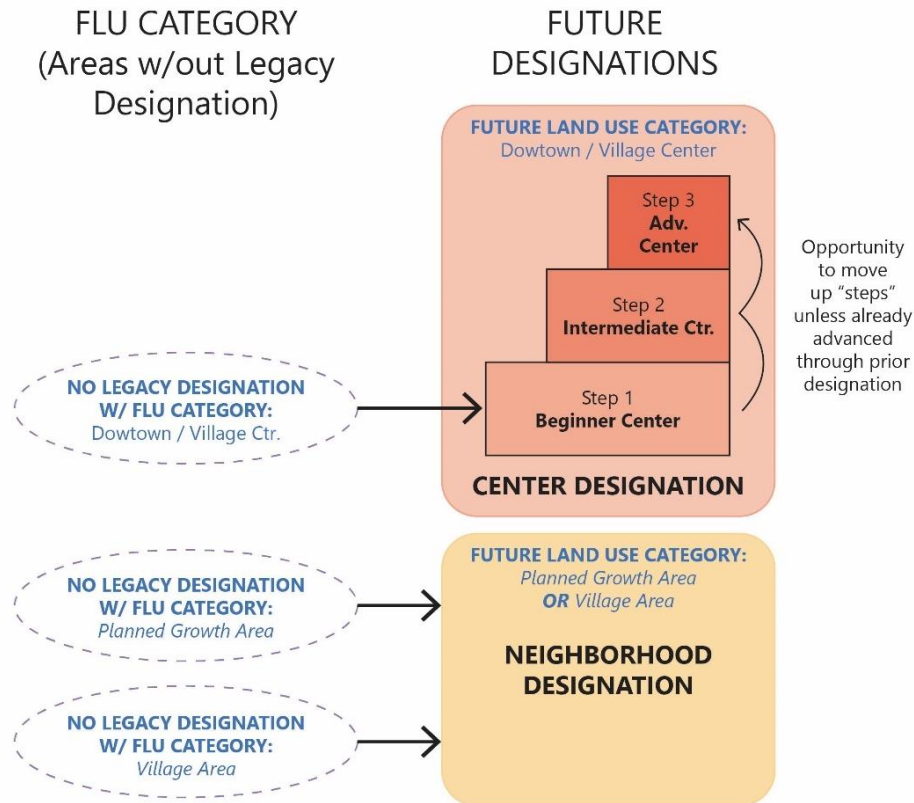
[Neighborhood Development Areas](#)

Creation of a New Designated Areas without a Legacy Designation

All New Designations Are Established by Regional Plans

Act 181 establishes standard categories for future land use (FLU) areas for approval by the State Land Use Review Board (LURB). New community investment designations are established upon LURB plan/map approval of three eligible regional land use categories: 1. downtown and village centers, 2. planned growth areas, and 3. village areas. Through this land use mapping process, areas may become designated “**Centers**” or “**Neighborhoods**” that did not previously have a legacy designation approved through DHCD. Areas mapped within the FLU category of downtown and village centers that do not have a designation under the legacy program will enter the new designation program as a **Step 1 Center**. Once a **Step 1 Center** is established, a municipality may “step up” by applying to Department staff for administrative approval within 30 days. The creation of a **Step 1 Center** creates a new, lower barrier entry point for historic centers to become designated and access benefits.

Similarly, the mapping process may identify areas with a FLU category of planned growth areas or village areas that will enter the new designation program as **Neighborhoods**. The chart below explains the process.



Key Transition Timelines

- Renewals of legacy designations are no longer required as of July 1, 2024.
- All legacy designations will continue through December 31, 2025. There will be no loss of existing incentives for legacy designated areas during the transition.
- The deadline to apply for designation under the legacy program for consideration at the October 27, 2025 Community Investment Board meeting is October 6, 2025.
- The Regional Planning Commissions will update Regional Plans and Future Land Use maps to establish the areas eligible for designation upon approval by the State Land Use Review Board (LURB) through December 31, 2026.
- All benefits for legacy designated areas transitioned into the new designations that are removed by the legislative changes shall remain in effect until July 1, 2034 to support a smooth transition for legacy areas.

Rural Technical Assistance Study for Better Community Investment

To support the new designation program, UVM, state agencies, and technical assistance (TA) service providers are working together to create actionable recommendations for an integrated approach to delivering rural TA. Known as the Vermont Assessment of Rural Technical Assistance (VERTA), this

partnership will co-develop new solutions and models of advancing rural development and resilience that retains and builds upon the rural town and village foundation. With improved access to TA and increased local capacity, designated areas will be better positioned to access Federal and State funding, address aging or absent infrastructure, and further development and planning objectives within designated areas.

For more information, visit www.accd.vermont.gov/VERTA.

Contact & Questions

- Regional future land use mapping questions: Please contact your regional planning commissio.
- Designation questions: Please contact Jacob Hemmerick (Jacob.Hemmerick@vermont.gov or 802-828-5249)

From: [Vermont Planners Association](#) on behalf of [Alex Weinhausen](#)
To: VPA@LIST.UVM.EDU
Subject: [VPA] VPA 2025 Legislative Summary
Date: Monday, June 16, 2025 9:59:30 PM
Attachments: [image001.gif](#)

VPA Members,

2025 Legislative Summary – as of June 16, 2025

The VT Legislature wrapped up the 2025 session today (June 16) after a two-week hiatus to wrangle over the education reform bill. Aside from the always important appropriation bills, this year's session was relatively quiet in terms of legislation with strong planning connections. The one exception was S.127 – the Senate's housing bill. See below for summaries of bills with a planning nexus that either became law, or came very close. This concludes the first year of the legislative biennium, which means that bills that did not make it to the 2025 finish line will still be alive in the 2026 session, and may still have a chance of passage then.

See our VPA legislative tracking spreadsheet for a list of all 2025 bills with a planning nexus – most of which didn't go anywhere in 2025. We are still updating the spreadsheet to reflect the final outcomes, so refer to the summary below for the most up to date outcomes as of today (6/16/25).

<https://docs.google.com/spreadsheets/d/1NLpxgAOBtcpvTRpvrDptaPfriqfxLRb3A3xdDg1JoCM/edit?usp=sharing>

Many thanks to the VPA Legislative Committee for the attention and great discussion throughout the session! Special thanks to:

- Matt Boulanger and Sharon Murray for keeping track of new bills
- Cathyann Larose for providing legislative reports to the VPA Listserv
- Jessica Roberts for writing up half of the summaries below (the detailed ones!)
- Helena Zuckerman (Legislative Intern) for providing daily reports on bill discussion in Montpelier to VPA Legislative Committee members

H.50, An act relating to identifying underutilized State buildings and land -

<https://legislature.vermont.gov/bill/status/2026/H.50>

MISSED THE FINISH LINE

This bill is intended to identify unused state-owned properties for conversion to affordable housing. In fact, it simply requires agency heads to submit an annual inventory of building square footage – in use, vacant, and associated costs. It was passed by the House. It was passed by the Senate on 5/27/25 with some amendments. The House was considering whether to concur with the amendments when the

legislative clock ran out. It appears that this bill just missed the finish line. It seems primed to be acted on in 2026.

H.50 requires state agency heads to submit an annual inventory of state-owned properties. This includes details on square footage in use, vacant or underused space, and costs like maintenance and utilities. The goal is straightforward: identify state properties that could be repurposed, especially for affordable housing, to help address Vermont's urgent need for 30,000 to 40,000 new homes by 2030. For planners and zoning administrators, this bill provides data to guide strategic land use decisions, potentially unlocking state-owned sites for housing development in your communities.

For Vermonters, H.50 could mean more housing options, especially for low- and middle-income families struggling with rising costs—median home values jumped 50% from 2019 to 2023 (based on VHFA's - Vermont Housing Finance Agency - PTT records). Municipalities and planners benefit from clear data on state properties, helping you integrate these sites into local plans without new zoning burdens. H.50 doesn't preempt local control but supports local control and planners' work by identifying opportunities.

H.319, Miscellaneous environmental bill -

<https://legislature.vermont.gov/bill/status/2026/H.319>

MISSED THE FINISH LINE

As the title would indicate, this bill is a bit of a grab bag. Lots of provisions regarding hazardous waste recovery plans with retailer responsibilities, and road salt – all things road salt. The more relevant planning nexus has to do with extensions to deadlines for the State to stand up new river corridor permitting. It passed the House, and is still under consideration by the Senate. The Senate version of this bill, proposed as a strike-all by S. Natural Resources and Energy, retains House bill provisions that extend deadlines enacted last year (Act 121) for DEC to work with ACCD and the RPCs to identify areas suitable for development within existing settlements located within mapped river corridors, to include municipal education and outreach, through 2027; to adopt rules for the permitting of development within in mapped river corridors by July 2028, and to begin state permitting on July 1, 2029. It also extends the deadline for the committee report on state administration of the National Flood Insurance Program to August 2026, and the adoption of state flood rules by July 1, 2028. The Senate version nearly passed on the Senate floor, but was referred back to the Senate Natural Resources Committee on 5/28/25. Extra time enabled due to the continued churn on the education reform bill. However, time is running out, so H.319 may not make the finish line.

H.397, Flood preparedness, response, recovery -

<https://legislature.vermont.gov/bill/status/2026/H.397>

NEW LAW

This bill is designed to strengthen our state's flood preparedness, response, and recovery—vital for planners, municipalities, and all Vermonters after the devastating 2023 and 2024 floods, which caused over \$1 billion in damages (source: Vermont Public). This bill directly impacts how we plan for resilient communities. First, H.397 creates a statewide framework for flood response. It mandates the Division of Emergency Management to define clear roles for state and local entities during disasters. For planners, this means your zoning and emergency plans will align with a structured state approach, ensuring towns aren't left scrambling when floods hit.

Second, it provides financial tools for municipalities, which is a game-changer for local planning. Towns can set up an Unassigned Fund Balance—a savings account for emergencies—allowing you to fund repairs or match federal grants without hiking taxes. The bill also allows towns to borrow money for up to five years to rebuild infrastructure, like roads or bridges, critical for maintaining community access. Additionally, a Grand List Stabilization Program uses state surplus funds to reimburse towns for tax revenue lost when flood-damaged properties are bought out. This ensures your tax base stays stable, supporting long-term fiscal planning. Lastly, towns will keep 75% of local option taxes, up from 70%, giving you more funds to plan for resilient infrastructure. These tools empower municipalities to plan proactively, not just reactively, protecting Vermonters' homes and livelihoods.

Third, the bill funds voluntary buyouts and homeowner assistance for flood-prone properties. For planners, this is key: it allows you to rezone high-risk areas by moving homes out of harm's way or elevating them, reducing future flood risks and aligning with smart land-use planning. Fourth, it establishes municipal all-hazards and weather alert systems. For city and regional planners, this means better tools to communicate risks to residents, integrating early warnings into your emergency plans, giving Vermonters more time to prepare or evacuate. Fifth, it invests in infrastructure—upgrading roads, bridges, and stormwater systems, and supporting river management projects. For planners, this means technical assistance from state agencies to design flood-resilient infrastructure, like better culverts or stream flow projects.

This bill was signed into law by the Governor on June 11, 2025. Act number not yet announced.

H.479 House Housing Bill - <https://legislature.vermont.gov/bill/status/2026/H.479>

MISSED THE FINISH LINE

See discussion below on the companion Senate Housing Bill – S.127. H.479 had some unique provisions to tighten up appeals; however, these provisions did not make it into S.127. H.479 was also on track to be approved by the Legislature, but S.127 absorbed all the attention, and conference committee work, at the end of the session. Possibly to be taken up in 2026?

H.481 (Act 37), Stormwater bill -

<https://legislature.vermont.gov/bill/status/2026/H.481>

NEW LAW

This bill was signed into law on May 27, 2025. It impacts Vermont's stormwater management, particularly with implications for planners, municipalities, and residents. This law, focused on controlling rainwater and snowmelt runoff, addresses water quality and flooding—issues you all know are critical in Vermont.

First, H.481 allows municipalities to take legal responsibility for “orphan” stormwater systems—unowned drainage infrastructure like roadside ditches or culverts. Towns can now assess fees on property owners who benefit from these systems to cover maintenance costs, like clearing sediment or upgrading pipes. For planners, this means new authority to fund stormwater projects without straining general budgets, but you'll need to develop fair fee structures and communicate them transparently to residents. For Vermonters, expect a new fee on your property tax bill if your town adopts an orphan system. Municipalities gain a revenue stream but face the challenge of managing these systems, which could stretch small public works departments.

Second, the law extends the clean water surcharge on property transfer taxes from 2027 to 2036. This existing 0.22% fee, added when property is sold, funds water quality projects, like those reducing phosphorus in lakes. For planners, this ensures steady funding for stormwater infrastructure, but you'll need to advocate for these funds to support local projects, like retention ponds or green infrastructure, to meet federal mandates.

Third, H.481 creates a committee to study regional stormwater utility districts, where multiple towns could share the cost and management of stormwater systems. For planners, this is a long-term opportunity to streamline compliance with state water quality rules, potentially reducing costs through shared resources. However, it's just a study for now, so you'll need to stay engaged to shape any future regional frameworks. For municipalities, this could mean less individual burden but requires coordination across jurisdictions.

Fourth, the Agency of Natural Resources will create a public resource guide to clarify stormwater permitting rules. Hopefully this will simplify navigating complex regulations, especially for municipal separate storm sewer systems (MS4s) or the 3-acre rule, which requires permits for properties with three or more acres of impervious surfaces like parking lots. The guide will help planners advise property owners and ensure compliance without costly errors. For residents, this guide indirectly makes town permitting smoother, potentially speeding up development projects. Municipalities benefit from clearer rules but may need to train staff to use the guide effectively.

Fifth, the law establishes a municipal stormwater implementation grant program. This provides state funds for projects like rain gardens, better culverts, or filtration systems. Planners, you'll need to compete for these grants, which means more grant-writing but also more opportunities to fund resilient infrastructure. Residents benefit from reduced flooding risks and cleaner water, but projects depend on your town securing funds.

Finally, H.481 extends the deadline for the 3-acre rule, giving property owners with large impervious surfaces more time to get permits and install controls like gravel wetlands. Planners, this means you'll work with fewer rushed permit applications, but you'll still need to track affected properties and ensure eventual compliance. Municipalities may see slower progress on runoff reduction but gain flexibility in enforcement.

H.484, Miscellaneous agricultural bill -

<https://legislature.vermont.gov/bill/status/2026/H.484>

NEW LAW, but no real planning nexus

On the House side this bill addressed only soil amendments – e.g., fertilizers, pesticides, etc. We weren't tracking it at that point. It expanded substantially on the Senate side, landing on our radar when some additional Act 250 exemptions were proposed for accessory on-farm businesses, including a new Act 250 special event permit as opposed to a normal Act 250 permit for events on farms. You may remember that Act 181 in 2024 included an Act 250 exemption for accessory on-farm businesses that didn't include events or farm stays. Although recommended by the Senate Agriculture Committee, these new Act 250 provisions did not end up in the final version of the bill approved by the Senate. The items that did end up in the Senate version of the bill don't have a strong planning nexus: hazardous waste manufacturer registration and collection plans, paint product recovery, and strangely date extensions for baseload renewable power portfolio requirement. Unclear why a renewable energy portfolio provision (Section 16 of the bill) ended up in a "miscellaneous agricultural bill". Another oddity is Section 4 of the bill, which is a very project-specific waiver of stormwater

impact fees or project offsets related to the State's 3-acre stormwater permit requirement for the Rutland County Agricultural Society – i.e., the folks who put on the Vermont State Fair in Rutland. The Governor approved this bill on June 11, 2025. Act number not yet announced.

H.488 (Act 43), Transportation Spending -

<https://legislature.vermont.gov/bill/status/2026/H.488>

NEW LAW

Always one of the key spending bills, the T-bill includes key funding for highways, public transit, park & rides, bike/ped, etc. We didn't track this one closely, but anyone interested in transportation infrastructure and planning might be interested in digging in. The Vermont League of Cities and Towns provided a nice summary of major spending items in the bill (as always with VLCT's municipal focus) in their May 12 legislative report - <https://www.vlct.org/weeklylegislative/may-12-transportation-budget-and-capital-bills-resolved-whats-next>. The Governor approved this bill on June 2, 2025.

It is a \$926 million roadmap for our state's transportation future, shaping how we plan for mobility, resilience, and community vitality. For planners, this bill is a critical tool to advance integrated land use and transportation systems. The bill allocates \$53 million for public transit, bolstering services like Green Mountain Transit and Ethan Allen Express. It invests \$62 million in rail infrastructure, leveraging \$32 million in federal funds, and \$2.4 million for new park-and-ride facilities in Manchester and Sharon, adding 60 commuter spaces. It also funds bike and pedestrian projects across 39 communities, embedding Complete Streets principles to enhance walkability and safety.

Starting in FY27, Town Highway Aid will rise with the Transportation Fund or stay flat, protecting municipal budgets against rising costs—up to 40% higher for projects like paving, which is cut to \$103 million this year. Vermont helps towns pay for fixing and maintaining their roads (like filling potholes or repaving streets) through Town Highway Aid: money the state gives to towns every year to keep local roads in good shape. Starting in FY27 the state promises to adjust the amount of Town Highway Aid based on the Transportation Fund. If the Transportation Fund gets more money (say, it grows by 5%), Town Highway Aid will also increase by the same percentage (5% more money for towns). If the Transportation Fund doesn't grow or shrinks, the aid won't be cut—it will stay the same as the previous year. This protects towns from losing funding.

A standout for planners is the Better Connections Grant Program, now codified in H.488. This VTrans-ACCD (Agency of Commerce and Community Development) initiative offers

municipalities up to \$67,500 per project, with a 10% local cash match, to fund planning that integrates transportation and land use. Think traffic calming for village centers, flood-resilient infrastructure plans, or scoping studies for multimodal corridors. For instance, a corridor along a main street in a town like Montpelier might include wider sidewalks, dedicated bike lanes, bus stops, and traffic calming measures like speed bumps to make it safer and easier for people to walk, bike, or take transit, alongside driving. Municipalities with adopted plans can apply by October, accessing funds and technical assistance. This program empowers towns to plan vibrant, accessible public spaces without straining budgets, making it a cornerstone for community-driven development. Municipalities gain stable highway funding and grants to plan infrastructure that supports housing, businesses, and resilience—critical in rural towns facing revenue declines. The Better Connections grants are particularly vital, offering resources to craft plans that connect people to jobs, services, and recreation while mitigating flood risks.

H.493 (Act 27), Appropriations (the Big Bill) -

<https://legislature.vermont.gov/bill/status/2026/H.493>

NEW LAW

So many priorities are set through funding decisions in the Big Bill each year – i.e., planned spending for Fiscal Year 2026 (July 1, 2025 – June 30, 2026). Like the T-bill, this one is hard to track and tease out the most important elements. The one we typically watch for is funding from the Property Transfer Tax for local and regional planning – i.e., Municipal and Regional Planning and Resilience Fund (MRPRF). The bill includes \$10,000,705 from the Property Transfer Tax for local and regional planning: Regional Planning Commissions, \$7,740,546; Municipal Planning Grant Program: \$1,260,089; VT Center for Geographic Information (VCGI): \$1,000,070. For RPCs and the MPG program, the funding is very similar to the originally approved FY25 appropriations. VCGI's appropriation saw a substantial increase – i.e., more than doubled! Interestingly, FY25 budget adjustments were also included in this year's Big Bill. These are normally done in January (mid-way point of the fiscal year), but this year the Legislature and the Governor couldn't agree, so adjustments within the current fiscal year were made via the Big Bill at the tail end of the fiscal year. All three of the MRPRF saw extra money in FY25 through the budget adjustment. This bill is usually the last to pass before the Legislature adjourns. Not this year! After thrashing in conference committee, it was signed by the Governor on May 21, 2025. For a nice summary of the major spending provisions in the Big Bill, see VLCT's May 19 legislative report -

<https://www.vlct.org/weeklylegislativeupdate/may-19-bumpy-road-ahead-chip-housing-bill-clear-path-budget-legal-trails>

S.50 (Act 38), Solar projects, expedited permitting -

<https://legislature.vermont.gov/bill/status/2026/S.50>

NEW LAW

S.50, signed into law on May 28, 2025, is a bill that makes it easier to install small solar energy systems. This law expands net metering, which lets homeowners and businesses generate electricity from solar panels and sell extra power back to the grid for credit. S.50 raises the size limit for these solar systems from 15 kilowatts to 25 kilowatts—enough to power a small home or business—and streamlines their approval through expedited permitting.

The bill also changes setbacks, the minimum distance solar panels must be from property lines or roads. For systems up to 25 kilowatts, there's now a 10-foot setback requirement, a new standard for the smallest projects. Larger systems follow similar setback rules as before, adjusted slightly for the new size limit. For Vermonters, this is a win. The larger 25-kilowatt limit and faster permitting make solar more affordable, especially for folks adding electric vehicles or heat pumps. It supports Vermont's climate goals by encouraging clean energy, as noted by Renewable Energy Vermont calling it a step toward "smart growth."

For municipalities, S.50 provides clearer state guidelines but puts the spotlight on local zoning bylaws again. If your town's bylaws require, say, a 30-foot setback for solar projects, they might conflict with the new 10-foot state standard for small systems. This could cause confusion for projects the law aims to speed up. Planners will need to review and possibly update these bylaws to align with S.50, ensuring they support solar while respecting community needs like aesthetics or safety. You'll guide municipalities to balance state goals with local priorities, advising on bylaw updates to adopt the 10-foot setback for systems up to 25 kilowatts. By aligning bylaws with S.50, you can streamline approvals and promote renewable energy.

S.127, Senate Housing Bill - <https://legislature.vermont.gov/bill/status/2026/S.127>

NEW LAW

This is the bill that we spent the most time tracking throughout the session. Along the way, it was accompanied by a companion bill on the House side – H.479. In the end, it was S.127 that survived. H.479 appears to have died, and interestingly the proposed changes to tighten up appeals appear to have died along with it – i.e., those provisions are not included in S.127. The Governor approved this bill on June 12, 2025 (Act number not yet announced), after a lot of wrangling by a House/Senate conference committee. For those following the House/Senate debate, the final version hews more closely to the Senate version. Most of the discussion, and our interest, focused on the provision to

create a new project-based Tax Increment Financing (TIF) program – this one is called the Community and Housing Infrastructure Program (CHIP). The intent of the program is laid out in the purpose statement:

The purpose of the Community and Housing Infrastructure Program is to encourage the development of new primary residences for households of low and moderate income across both rural and urban areas of all Vermont counties that would not be created but for the infrastructure improvements funded by the Program.

In a nutshell, the CHIP enables municipalities, in collaboration with housing developers/sponsors, to make an application to the VT Economic Progress Council for a housing infrastructure project (i.e., infrastructure AND housing). If approved, the municipality can retain a large portion of the State education tax increment from increased property tax revenue realized from the project – 85% if the housing meets affordability requirements, 75% for all other types of housing. The municipality retains this State education tax increment for 20 years, and must use it to repay debt related to the project. Municipalities can pass this funding through to the housing developer/sponsor to repay the debt associated with specific housing projects.

The bill largely resembles the Senate version, and does not contain the location-based criteria that the House had recommended. Also, the bill does not appear to contain any sunset or repeal of pre-existing TIF programs. There is a “but-for” test – i.e., the municipality must demonstrate that the project would not occur without the CHIP, or would have occurred in a significantly different and less desirable manner. At least 60% of the floor area of the development must be dedicated to housing, and all housing units must be offered exclusively as a primary residence for the period of the indebtedness (i.e., 20 years). The municipality must demonstrate that the proposed housing development furthers the purpose statement noted above. Given that the purpose statement says, “new primary residences for households of low and moderate income”, it appears the program is not intended to support upper income housing developments. There is also a fiscal limit. The Vermont Economic Progress Council shall not annually approve more than \$200 million in aggregate lifetime education property tax increment retention.

S.127 addresses more than the new CHIP. Here’s a list of the bill sections and topics addressed:

- Section 1: VT Rental Housing Improvement Program – minor adjustments to an existing program

- Section 2: VT Manufactured Home Improvement and Repair Program – **new program**
- Section 3: VT Infrastructure Sustainability Fund – **new program**
- Section 4: VHFA Rental Housing Revolving Loan Program – minor adjustments to an existing program
- Section 5: Housing and Residential Services Planning Committee – **new committee**, focused on creating a plan to develop housing for individuals with developmental disabilities
- Section 6: Tax Department Housing Data Access – minor adjustment to an existing program
- Section 7 & 8: Landlord Certificate – minor adjustments to an existing rental unit inventory reporting program
- Section 9: Land Bank Report – **new report requirement**, DHCD to submit a report by 11/1/26
- Section 10-13: Housing and Public Accommodations Protections – adjustments to an existing program; extending protections based on citizenship or immigration status
- Section 14: Land Use Review Board Appeals Study – minor adjustment to hurry up delivery of appeals study
- Section 15-19: Brownfields – adjustments to an existing program; more flexibility as to where contaminated soils may be managed; additional funding in FY26 for assessment, planning, and clean up.
- Section 20-21: Community and Housing Infrastructure Program (CHIP) – **new program**; as described above
- Section 22: CHIP cont'd, VT Economic Progress Council – reporting requirement on definition of “housing development site” and inclusion of contiguous parcels
- Section 23-24: Smoke and Carbon Monoxide Alarms – adjustments to an existing program/requirement
- Section 25: Effective Dates – Sections 4 and 7 take effect on passage. Remaining sections take effect 7/1/2025

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Advancing the art and science of planning in Vermont

2025 Waitsfield Planning Commission Work Plan			
	Tasks	Project	Timeline
		VILLAGE MASTER PLANNING	
1	Irasville Master Planning	This project will incorporate the updated wetland maps and include a review of the history of planning in Irasville. Segue from the By-Laws Modernization Grant work and Wastewater project.	In process through Fall 2025
		Zoning and By-Laws	
1	GPOD	Groundwater Protection Overlay District to be adopted to protect certain land radii around the Town aquifer off Reed Road. The PC held a public hearing in February approving the overlay district and forwarding it to the SB for its own adoption in July.	Complete + pending SB adoption
2	FY 2026 MPG	Phase 2 of Irasville Master Planning Project to study wetlands etc? Depends on stance of Wetlands Division? Perhaps alternative methods of funding for pure hydrologic study?	2026-2027
3	Limited Business District	Reviewing standards and purpose. Numerous people have approached the PZA with regard to developing housing in this area. As it stands, residential development is deterred in this area. However, given the proximity to the Town's future disposal field, future phasing of the wastewater system could allow for	
4	ADU restrictions	Review and update the 30% threshold for ADUs as this restriction is less common; PZA has email into counsel as to status of this standard in the post-HOME ACT era. Per SE Group: CU for ADU above 900sqft/30% makes little sense now that duplex is allowed outright w/ no size limit.	
5	Junk Ordinance	SB member wants this to be looked into	
6	VMP - Bylaw changes	Potential Bylaw changes stemming from Village Master Plan	2026