



WAITSFIELD PLANNING COMMISSION AGENDA

November 18, 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
www.waitsfieldvt.us

1. **CALL TO ORDER / ROLL CALL**
2. **REVISIONS TO AGENDA, IF ANY (5 +/- min)**
3. **PUBLIC FORUM (10 +/- min)**
4. **DRAFT VILLAGE MASTER PLAN – PUBLIC COMMENT (30 +/-min)**
 - a. Revisions since 11/4 meeting
 - b. Next Steps
5. **APPROVAL OF MINUTES –NOVEMBER 4 (10 +/- min)**
6. **CVRPC UPDATE (15 +/- min) Alice**
7. **WASTEWATER PLANNING PROJECT UPDATE (10 +/- min) JB/Bob**
8. **CVRPC 10/27 PRESENTATION RECAP (30 +/- min)**
 - a. Tier 1B and Tier 3 for Waitsfield?
 - b. CVRPC Future Land Use Map
9. **OTHER BUSINESS (10+/-min)**
 - a. Municipal Day Recap (JB)
10. **ADJOURNMENT**

Waitsfield Planning and Zoning Administrators Report
Planning Commission November 18, 2025 meeting

4. Village Master Plan

The most recent draft Village Master Plan is included in the packet. The PC reviewed the draft plan (as finalized by the steering committee on October 30th) at its last meeting on November 4th. The PC made a few suggestions which have been incorporated into the final draft. The main change to the draft after the last PC meeting concerned the reference on page 10 to the creation of up to 70 new homes *in Irasville*. PC discussion resulted in the removal of “70” in that bullet, instead just setting a goal of the creation of “new homes” in Irasville. The PC did not want to impart that *all* new dwelling units (envisioned to be accommodated by the new wastewater system) had to be in Irasville as opposed to Irasville *and* Waitsfield Village.

At the most recent core team meeting, this change was discussed and a slightly different approach was given to the subject bullet point on page 10. The current draft now reads: “Accommodate new residents in Irasville by adding new homes in the service area for the planned Community Wastewater System (anticipated as up to 70 homes across the entire service area).” The core team of the VMPSC believes this language satisfies the intent of the goal without any reference to a certain number of homes which should be created in Irasville.

The initial focus of this meeting will be any public comment on the proposed Irasville Village Master Plan. Comments can be submitted using the survey form on the project website. Public comments will be accepted through Monday, December 1st. Members of the public are also welcome to bring questions about the draft plan to the Waitsfield Planning Commission at their regular November 18th Commission meeting. A meeting agenda with details will be posted on the Town website prior to the meeting date.

The plan is available to review on the project website at <https://storymaps.arcgis.com/collections/af47fecdl1e3646a8ada69138fab98b18>.

6. CVRPC Update

Alice should have an update on recent work with the Central Vermont Regional Planning Commission. In addition, Alice should have an update on the Meadow Road bridge.

7. Wastewater Project Update

The Engineering Technical Team (ETT) and the Project Coordination Team (PCT) continue to meet and work on various aspects of the community wastewater project. The ETT has asked Jon

Ashley to shift the location of the pipe in Irasville to avoid the cemetery and instead travel under Slow Road. This could benefit the development proposed within the Irasville master plan and avoid risks associated with digging adjacent to a cemetery.

The PCT has outlined a public outreach strategy and agenda for coordinating property connections to a municipal wastewater system. The primary goal is to re-engage previously interested property owners and gather necessary technical data for site planning. The strategy involves the following key elements:

- (1) Owner Re-engagement: Personalized outreach (letters, emails, calls) will inform owners about the project status, next steps, and benefits of connection, emphasizing the non-invasive nature of initial site visits.
- (2) Site Visit Coordination: A two-person team (technical and outreach) will schedule flexible visits to gather specific measurements.
- (3) Measurement Protocol: The main objective is to determine the location and vertical depth of the existing septic outlet pipe from ground level. Data to be recorded includes the pipe's location (front/back/side), depth, distance to the collection system, material, condition, and any obstructions.
- (4) Documentation: A standardized "Waitsfield Wastewater Site Visit – Measurement Form" will be used to document all findings, owner comments, and future construction aspirations that might be impacted by the new pipe alignment.

The plan assigns roles and establishes a timeline for this outreach phase, ensuring efficient data collection and communication with property owners regarding site-specific impacts (e.g., removal of trees/plantings, limitations on future construction).

Members of the wastewater teams and the Selectboard have also begun to meet and discuss the impending push for a Local Options Tax, part of which will go toward repayment of loans associated with the construction of the system. A public engagement blueprint is being drafted in advance of the March vote. Approximately 50% of LOT revenue will fund wastewater infrastructure.

8. CVRPC 10/27 Presentation Recap

On October 27th, Brian Voit and Niki Sabado of the CVRPC presented to both the PC and Selectboard at its regularly-scheduled meeting. The presentation focused on the regional planning commission's development of the required Future Land Use map. In the coming months, the PC should discuss which of the new tiered designations the Town should pursue.

The PZA believes the board should consider a Tier 1A designation for Irasville and Waitsfield Village. Tier 1A refers to designated areas, such as downtowns and village centers, that are eligible for limited or no Act 250 jurisdiction review. These areas are intended for growth and must be designated on an approved regional future land use map. To become a Tier 1A area, a municipality must apply and demonstrate that its regulations, infrastructure, and character are consistent with the goals of Act 181. In addition, the PZA recommends that Tier 3 be considered for the remainder of the Town. Tier 3 designations are designed to protect critical natural resource areas by expanding Act 250 jurisdiction to require an Act 250 permit for certain development. This is part of a shift to a location-based review system that will reduce or eliminate review in designated growth areas (Tier 1) while increasing oversight in sensitive Tier 3 zones to protect resources like river corridors and habitat connectors.

9. Other Business

On October 17th, the PZA along with the Town Administrator and Joshua Schwartz of the Planning District attended the 2025 State and Local Government Municipal Day in Montpelier. The event included a multitude of workshops which attendees could choose from. The PZA attended the following workshops:

The Scoop on Wetland Regulations reviewed the ins and outs of wetland permitting, including what can be done without a permit as an Allowed Use (AU) and what steps you can take to make navigating the permit process easier. The workshop included the basics of spotting a wetland in Vermont, check out tools on the ANR Atlas, answered general questions about wetlands permitting, and provided updates on new wetland mapping and the wetland provisions in Act 121 (the Flood Safety Act).

Investing for Smart Growth in Centers & Neighborhood: The Vermont Community Investment Designations concerned Vermont's General Assembly 2023-funded a review of Vermont's five designation programs. The workshop reviewed the Designation 2050 Report which 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 shifts the designation process to a new regional plan approval process, which will transfer all existing legacy designations into the new framework. This overview of the designation changes offered a resource on Vermont's transition to the new Community Investment designations under Act 181 of 2024 and show how local leaders can make the most of the framework for smart growth and development in downtown and village centers and surrounding neighborhoods.

Discover Act 250's New Secret Sauce: Tier 1A and B reviewed the process for Tier 1A and B, what the application process will be for municipalities, and what will be required of municipalities that receive Tier 1 approvals.

River Emergency Protective Measures and Flood Recovery reviewed legislation passed after Tropical Storm Irene and the requirement that towns to notify the Agency of Natural Resources of the nature and location of instream Emergency Protective Measures authorized by a municipality to protect public safety and critical infrastructure. This notification allows the Agency to determine if after the fact permits are required to ensure safe river conditions. In addition, detailed reporting of the emergency work conducted is critically important to facilitate reimbursement for eligible flood recovery work if there is a federally declared disaster. This workshop presented resources and best practices for documenting and reporting instream emergency work.

The PZA has included some of the above-referenced presentations which were made available by ANR subsequent to the event.

Jonathan may have an update on the Mad River Valley Planning District.

Upcoming trainings/webinars:

VTDEC's Drop-In Discussions are informal gatherings on the third Thursday of the month from 9 – 10 am hosted by VTDEC's River Corridor and Floodplain Protection program. No registration is required. Come on by!

The discussions support the work of municipal officials who are responsible for floodplain and river corridor regulations, and others who are involved in the work of flood resilience in Vermont. To support casual dialogue the discussions are not recorded.

If you have questions about the event, or using Teams, feel free to reach out
toned.swanberg@vermont.gov or tessa.yip@vermont.gov

Future invitations to the Drop In Discussions will be posted to the Flood Resilience Listserv and also as News on www.floodready.vt.gov

And – let's talk about what's on your mind! Your feedback and suggestions are requested.

[Join the meeting now](#)

Meeting ID: 211 704 798 739

Passcode: N9BU9kf6

Dial in by phone

+1 802-828-7667,942347713# United States, Montpelier

Find a local number

Phone conference ID: 942 347 713#

Developing an Outreach Plan to Celebrate your Town's Woods, Wetlands and Wildlife

It can be daunting to plan the outreach for a series of events or plan an outreach strategy that may lead up to a proposed municipal change, sometimes years in the making. In this webinar you'll learn more about creating an outreach plan with multiple events, separating messages for different audiences and identifying an over-arching theme that helps tie the series together. The panel of presenters includes Elise Schadler and Jens Hilke with years of municipal technical assistance experience and Megan Davin a Communications and Outreach specialist. Join us for this exciting event to help improve your commission's communications.

Date & Time:

Repeat sessions of this webinar will be offered on the following two dates:

Session 2: Thursday, December 4th 2025, 1:00 p.m. - 2:00 p.m. [Register](#)

Presenters:

Elise Schadler, Program Manager VT Urban & Community Forestry Program, Vermont Department of Forests, Parks & Recreation; Megan Davin, Communications and Outreach Specialist, Vermont Department of Forests, Parks & Recreation; Jens Hilke, Conservation Planner, VT Fish & Wildlife Department

Using Overlay Districts to Protect Connecting Habitat

Connecting habitat has emerged over the last twenty years as an important issue to plan for to maintain Vermont's biological diversity and provide resilience in the face of changing climate. Many of us gravitate toward the use of Overlay Districts as an important regulatory tool in maintaining this sort of pattern on the landscape. There are a variety of municipal tools that could be used to address land use pattern and it can be helpful to review all of the options before deciding on one. In this webinar, we'll address the pros and cons of Overlay Districts for protecting habitat connectivity and use real world case studies to see what has worked.

Date & Time: Repeat sessions of this webinar will be offered on the following two dates:

Session 2: Tuesday, November 18th 2025, 10:00 a.m. - 11:00 a.m. [Register](#)

Presenters: Jens Hilke, Conservation Planner, VT Fish & Wildlife Department

Where & How Act 250 Will Expand: Tier 3 and the Road Rule

In 2026, Act 250 jurisdiction will expand to strengthen protections for Vermont's most critical natural resources and to curb forest fragmentation. This session will provide a clear overview of the new Road Rule, which governs roads constructed as part of new developments and takes effect on July 1, 2026. Draft Tier 3 rules are in development and slated to take effect December 31, 2026. We'll walk through both sets of rules and the related maps – so you can see which areas of your municipality or region are included.

Presenters

Kristen Sultan, Vermont Land Use Review Board Member

Alex Weinhausen, Vermont Land Use Review Board Member

Date: Wednesday, November 19, 2025

Time: 10:00 AM - 11:30 AM EST

Registration Deadline: Wednesday, November 19, 2025

Location: Online Webinar

Register [here](#).

Respectfully submitted,

J.B. Weir

Irasville Village Master Plan – Public Comments Requested on Draft Plan

Contact: JB Weir, Planning & Zoning Administrator | jb.weir@waitsfieldvt.gov | (802) 496-2218 ext. 4

Residents of Waitsfield and the Mad River Valley invited to provide feedback on draft plan that will guide future growth and development in Irasville.

The Waitsfield Planning Commission and Irasville Village Master Plan Steering Committee invite members of the public to review and submit comments on the draft *Irasville Village Master Plan*. The plan is available to review on the project website at <https://storymaps.arcgis.com/collections/af47fec1e3646a8ada69138fab98b18>.

Comments can be submitted using the survey form on the project website. Public comments will be accepted through Monday, December 1st. Members of the public are also welcome to bring questions about the draft plan to the Waitsfield Planning Commission at their regular November 18th Commission meeting. A meeting agenda with details will be posted on the Town website prior to the meeting date.

Irasville is where the Mad River Valley comes to shop, dine, gather, and play. One of two villages in Waitsfield, VT, this area has long been envisioned as a vibrant regional center, featuring a thoughtful mix of homes, local businesses, services, and recreational amenities. For years this vision has been held back, challenged by insufficient infrastructure, natural resource constraints, and a lack of planning progress. Thanks to sustained efforts by local and regional partners, the time is ripe to reestablish an actionable, pragmatic, and forward-looking vision and action plan for Irasville. The *Irasville Village Master Plan* aims to do just that.

The draft Master Plan was developed over the course of a 1.5-year planning process that included over a dozen meetings of the Village Master Plan Steering Committee and two key community open house events. An initial open house in November 2024 saw community members weigh in on overall project direction and goals. A subsequent open house in March 2025 provided an opportunity for members of the public to share input on initial vision, conceptual design ideas, and master plan recommendations.

A key theme from these community events was a desire to “think big” for a vibrant future in Irasville, building off the historic investment made in 2024 by Waitsfield voters with the passage of a \$15 million bond measure to support the implementation of the Waitsfield Community Wastewater System. Attendees expressed support for compact, walkable infill development that result in new homes and public-facing businesses, including mixed-use development with upper-floor residences and ground-floor businesses. The draft Master Plan presents a variety of strategies to achieve this vision, identifying pathways for new homes, businesses, and an improved pedestrian and trail network while conserving critical wetland areas.

IRASVILLE VILLAGE MASTER PLAN

2025



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Cover Photo: Steve Butcher

ACKNOWLEDGMENTS

VILLAGE MASTER PLAN STEERING COMMITTEE

AnnMarie Harmon	Josh Schwartz
Brian Shupe	Luke Foley
Kaziah Haviland	Mac Rood
Ira Shadis	Sam Robinson
Jonathan Ursprung	Sean Lawson

TOWN OF WAITSFIELD STAFF

JB Weir, Planning & Zoning Administrator
York Haverkamp, Town Administrator

COMMUNITY MEMBERS

Our sincere thanks to the residents of the Town of Waitsfield and the Mad River Valley who lent their time, energy, and ideas to this planning process.

CONSULTING TEAM



Alex Belenz
Elena Juodisius
Patrick Olstad
Amelia Chandler
Mark Kane

CHAPTER 1

A Village of Potential: The Story of Irasville

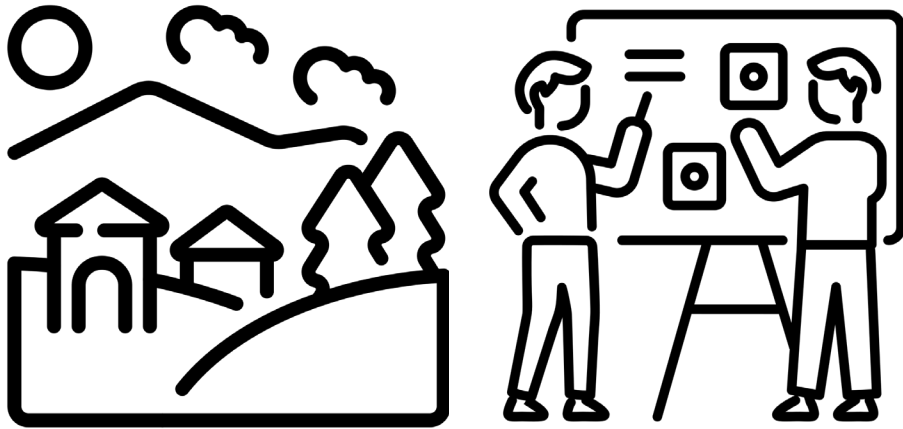
Project Focus Area: The Irasville Village District, as identified on the Town of Waitsfield Zoning Map.



Community gathering place. Hub of the Mad River Valley. Jumping off point for the great outdoors.

Irasville is where the Mad River Valley comes to shop, dine, gather, and play. One of two villages in Waitsfield, VT, this area has long been envisioned as a vibrant regional center, featuring a thoughtful mix of homes, local businesses, services, and recreational amenities. For years this vision has been held back, challenged by insufficient infrastructure, natural resource constraints, and a lack of planning progress.

Thanks to sustained efforts by local and regional partners, the time is ripe to reestablish an actionable, pragmatic, and forward-looking vision and action plan for Irasville. The Irasville Village Master Plan aims to do just that.



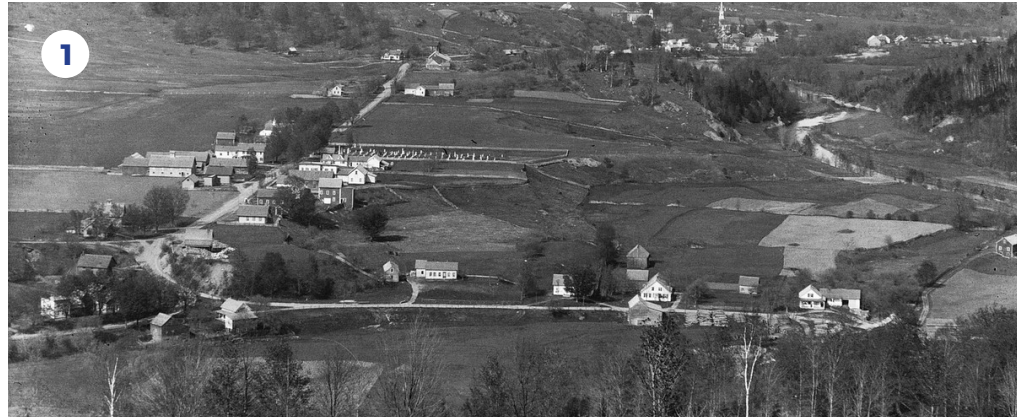
Above: Irasville from the air (credit: Steve Butcher).

Below: Waitsfield Farmers Market on a fall day in Irasville.

THEN & NOW: THE DEVELOPMENT OF IRASVILLE

1. INITIAL DEVELOPMENT

The early development of Irasville was similar to many other historic Vermont villages - a relatively dense cluster of homes and businesses surrounded by agricultural lands.. Fortunately, early development was located above the floodplain of the Mad River.



Up and Away

Irasville is a rarity in the Mad River Valley - relatively level land along the base of the valley that is elevated out of the floodplain. Historically, this has made Irasville an attractive location for development.

2. AUTOMOBILE-ORIENTED DEVELOPMENT

In the mid-20th century, a more automobile-oriented development pattern emerged as Irasville evolved into a commercial center. During this time, local planning focused on clustering commercial development in Irasville to avoid sprawling development patterns along VT Route 100. Accompanying this commercial development was a series of roads, commercial driveways, and large surface parking areas.



3. INFILL DEVELOPMENT

In recent years, some infill development has occurred in Irasville. There has also been an increased emphasis on improving pedestrian connectivity in the village. **The lack of a centralized wastewater system for the village has been the primary limitation on further infill development.**



Infill Development

5th Quarter Butcher + Provisions (bottom right) is example of infill development - the creation of new buildings within already developed areas. Benefits include limiting sprawl and using existing infrastructure.

Regional Context

Irasville sits on the floor of Vermont's Mad River Valley, a mountainous and well-conserved watershed where headwater streams quickly reach the main stem of the Mad River. This topography supports the Valley's vaunted outdoor recreation amenities and famous scenery while presenting real constraints and threats for local infrastructure and development, such as steep slopes and flooding.

With flat and flood-resilient topography, Irasville will play a key role in the future climate and economic resiliency of the Mad River Valley.



Nestled in the Valley: Fiddler's Green as seen from Wu Ledges Town Forest.

IRASVILLE TODAY: EXISTING CONDITIONS

LAND USE & DEVELOPMENT

- » Irasville is known as the **commercial** center of the Mad River Valley; however, it contains a multitude of other land uses. There are a number of **residences** in Irasville, with clusters of multi-family homes in the southern part of the village as well as **mixed-use buildings** with apartments located above commercial establishments. There are also several industrial operators in the village area.
- » **Irasville is far less densely developed than Waitsfield Village.** The median lot size in Irasville is 1.1 acres, compared to Waitsfield Village's zoning districts: Village Business (0.32 acres) and Village Residential (0.71 acres).

TRANSPORTATION NETWORK

- » Irasville's transportation network consists of roads, parking areas, sidewalks, and recreational trails.
- » Historically, Irasville has had an **automobile-oriented development pattern** featuring roads, driveways, and large surface parking areas. There has been work in recent years to improve pedestrian access and trail connections; however, there are still **significant gaps in the pedestrian network**, with limited sidewalks and crosswalks.

NATURAL ASSETS & CONSTRAINTS

- » Irasville is nestled above the banks of the Mad River at the base of a steep valley wall. Most of the village area is elevated above the 100-year floodplain. **Irasville is one of the few larger areas of flat topography in the Mad River Valley with minimal flood risk.** Historically, this has made Irasville an attractive location for commercial and residential development.
- » Irasville's flat topography supports a **significant wetlands complex**, with approximately 25 acres of wetlands. These range from low-function wetlands with little ecological value to higher-function wetlands that provide important habitat and help mitigate flooding. Historical development in Irasville has impacted these wetlands, with nearly an acre of wetlands impacts since 1992.
- » Located on the floor of the Mad River Valley, Irasville is bounded by (and contains) areas of **steep slope**. These steep areas are typically unsuitable for future development. Clearing and developing steep slopes can accelerate flood events and erosion.
- » While Irasville has significant existing development, there are also areas of **unfragmented forest and habitat** in and around the village.



(1) Northfield Savings Bank in Irasville is an example of a mixed-use building, with residential apartments above the ground-floor bank.



(2) Recent pedestrian safety improvements along Route 100. There is now a continuous sidewalk connection between Waitsfield Village and Irasville, as well as integration with the Mad River Path.



(3) A boardwalk installed by Mad River Path along Carroll Rd forms a key linkage in the transportation and recreational path network in Irasville.



(4) Wetlands along Slow Road. A 2021 study by Arrowwood Environmental found that these wetlands have little ecological value, while wetland complexes near Carroll Rd provide important habitat and flood mitigation functions.

A Four-Season Outdoor Recreation Hub

The Mad River Valley has long been a haven for outdoor recreation, anchored by prominent ski areas. In recent years, there has been a concerted effort to broaden the Valley's year-round outdoor recreation offerings - improving quality of life for residents and enhancing the tourism economy. Significant effort has been applied to expanding the Valley's multi-use trail networks, improving trail access through trailhead and signage improvements, and enhancing promotion of warm-weather recreation opportunities.

Irasville is the emerging center of four-season recreation for the Valley. The Mad River Valley Recreation Hub, located in Irasville, serves as the primary trailhead for the popular mountain bike trails in Camel's Hump State Forest while also hosting the Mad River Valley Welcome Center, a bike shop, and restaurant and brewery. The Mad River Path connects the Hub to destinations throughout Irasville.



BUILDING ON PLANS & STUDIES: PAST & PRESENT

HELD IN CHECK: PAST EFFORTS

Community and regional partners have explored visions for a vibrant Irasville for decades. Irasville has always held potential, attracting visionary ideas and creative designs from a variety of community members and organizations. Themes from past plans for Irasville included rethinking the village's relationship to Route 100, finding opportunities for a vibrant mix of homes and businesses, and improving pedestrian access.

Unfortunately, past planning efforts for Irasville largely did not gain traction.

Amongst other factors, insufficient infrastructure and mixed community support contributed to a stalling out of progress. In 2008, Town voters declined to support a bond measure for the development of a community wastewater system, which had been identified as an essential step to enable infill development in Irasville while protecting water quality.

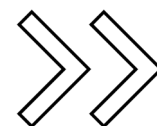
Without community wastewater infrastructure in place, redevelopment efforts in Irasville have been significantly hindered.

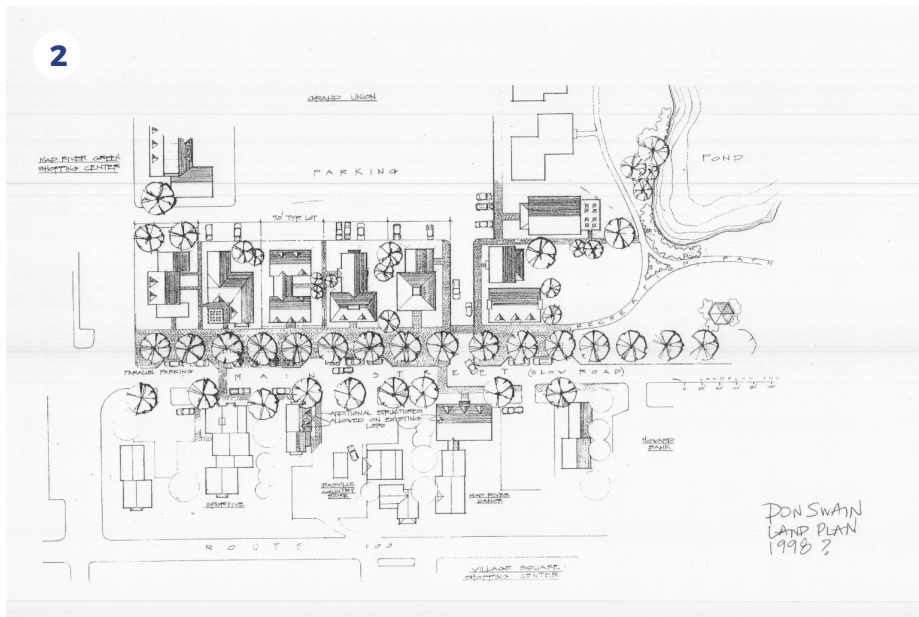
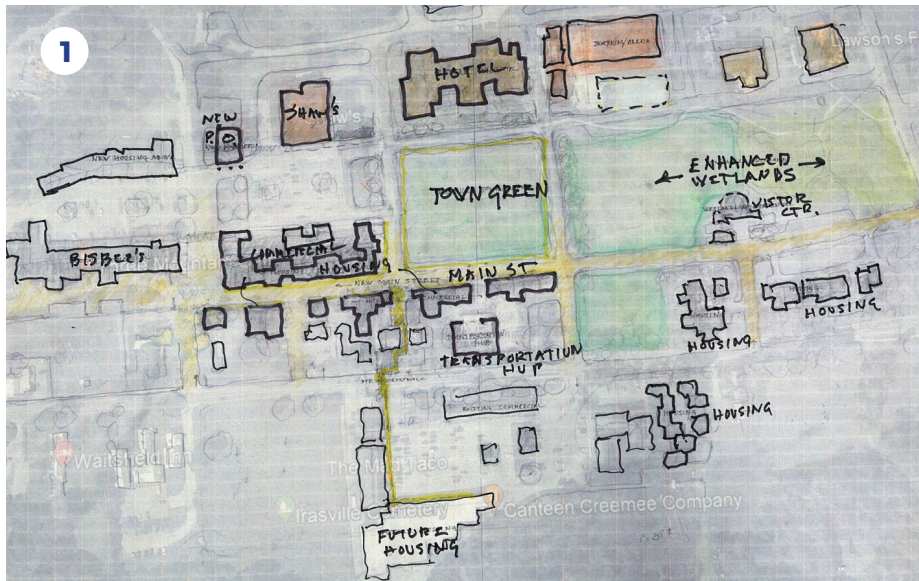


RECENT PROGRESS & MOMENTUM

In recent years, efforts to plan for a vibrant Irasville have regained steam, catalyzed by thoughtful, iterative planning and a commitment to community engagement.

- ✓ **Waitsfield Community Wastewater Project:** a project to support environmentally responsible infill development in Waitsfield's village areas (construction expected to commence in late 2026).
- ✓ **Mad River Valley Active Transportation Corridor:** an initiative to connect the villages of the Mad River Valley with pedestrian and bicycle paths (scoping study completed in 2025).
- ✓ **Vibrant Villages Initiative:** a comprehensive update of zoning bylaws to support walkable infill development in Waitsfield's village areas (completed in 2024).
- ✓ **Waitsfield Town Plan Update:** a thorough rewrite of the Town's guiding document, identifying Irasville as the regional growth center for the Mad River Valley (completed in 2023).





(1) & (2) Past planning concepts for infill development and village vibrancy in Irasville. Many past planning efforts have explored similar ideas, such as Slow Road becoming a “Main Street” for Irasville.

Irasville Focus Areas (1/2)

3

Rate your level of support for the following potential land use strategies in Irasville:

Current regulation: Lots in Irasville are required to be at least one acre in size.

Potential Strategy: Reduce the minimum lot size in Irasville to one-quarter acre or smaller to allow for a greater variety of development opportunities (Town Plan Goal 4.G-6).

Current challenge: It is difficult to walk around Irasville due to a lack of sidewalk connections and jumbled development pattern.

Potential Strategy: Require new developments in Irasville to include sidewalks (where appropriate) or contribute funds to the Town towards the creation of new pedestrian connections (Town Plan Goals 8.F-12; 8.F-13; 9.1-19.a).

Current challenge: A large portion of Irasville already has some level of development.

Potential Strategy: Enable additional housing development in areas directly adjacent to Irasville (Town Plan Goal 4.G-6).

Potential Strategy: Adjust development standards to concentrate “infill” development within already-developed areas of Irasville (Town Plan Goal 4.H-1; 9.1-19.a).

VIBRANT VILLAGES OPEN HOUSE | MARCH 2023



(3) Feedback on potential zoning bylaw changes for Irasville at a 2023 open house event for the Vibrant Villages Initiative.

(4) Community discussions at an event for the Mad River Valley Active Transportation Corridor in October 2025.

PUTTING IT ALL TOGETHER: GOALS FOR IRASVILLE

The following goals represent the highest-priority needs, opportunities, and desires from decades of planning, dreaming, and strategizing for Irasville. These planning goals were developed by the Village Master Plan Steering Committee and refined using feedback received at a community open houses in November 2024 and March 2025.

1. COMMUNITY DESIGN

- » Promote **village-style development** within already-developed areas of Irasville.
- » Establish a true “**Main Street**” area for Irasville as the future hub of community development.
- » Encourage a **mix of two and three story buildings** in future development.

2. NATURAL ASSETS & CONSTRAINTS

- » **100% of higher-function wetland areas in Irasville remain undeveloped in perpetuity and at least 85% of total wetland areas in Irasville remain undeveloped in perpetuity**, with all development impacts occurring in lower-function wetlands.
- » There is **no net loss of stormwater management and flood mitigation function of wetlands** in Irasville affecting the main stem of the Mad River.

3. HOMES

- » Accommodate new residents in Irasville by adding **new homes** in the service area for the planned Community Wastewater System (anticipated as up to 70 homes across the entire service area).
- » Encourage a **variety of types of homes** - apartments, townhomes, mixed-use development - including below-market-rate rentals aimed at younger households and seniors and homes for first-time homebuyers.



Main Street areas can be the hub of community gathering and events, as seen above in Steamboat Springs, CO.

Understanding Wetland Function

The Vermont DEC has identified ten beneficial **functions and values of wetlands**, including wildlife habitat, flood mitigation, erosion control, recreational value, and water quality protection. For brevity, this plan uses the term “function” to refer to wetland functions and values.

A 2021 Irasville wetlands study performed by Arrowwood Environmental identified a range of wetland functions in Irasville. Some wetlands received higher scores for providing important habitat and flood storage functions; others received very low scores for offering minimal ecological value.

PUTTING IT ALL TOGETHER: GOALS FOR IRASVILLE (CONTINUED)

4. BUSINESSES

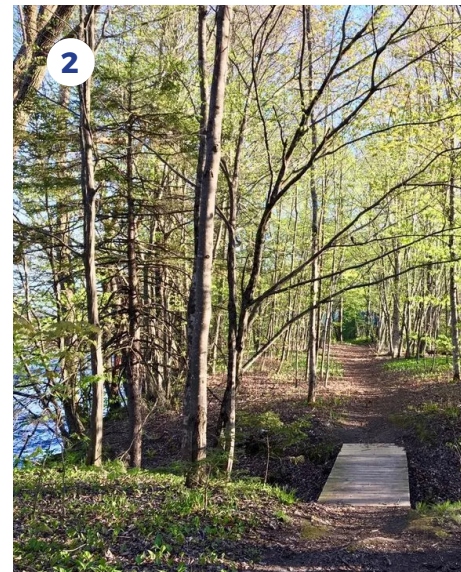
- » Encourage **mixed-use development** (e.g., ground level retail with upper story apartments) with local-serving, customer-facing commercial uses.
- » Evaluate opportunities for **redevelopment of shopping plazas** and other properties with redevelopment potential.
- » Preserve and **sustain key commercial services** in Irasville (e.g., grocery stores) and explore pathways for needed services.

5. TRANSPORTATION

- » Plan for new roadway connections to support the **creation of village blocks**.
- » Aim for a seamless, safe, and convenient **pedestrian and bicycle network**.
- » **Limit new surface parking** to the extent possible, including evaluating opportunities for consolidate or share parking facilities.
- » Encourage **slow vehicular speeds** and increase driver awareness of pedestrians and bicyclists on all roads in Irasville, including Route 100.
- » Promote a “**park once and walk**” experience for visitors to Irasville.

6. OUTDOOR RECREATION ECONOMY

- » Position Irasville as a **jumping off point** for year-round outdoor recreation pursuits.
- » Integrate **recreational trails** into the pedestrian and bicycle network.



(1) A mixed-use building in downtown Bellows Falls, VT with ground-floor commercial businesses and upper-floor residences..

(2) The Fiddler's Walk trail connects central Irasville to the banks of the Mad River and the new MRV Recreation Hub.

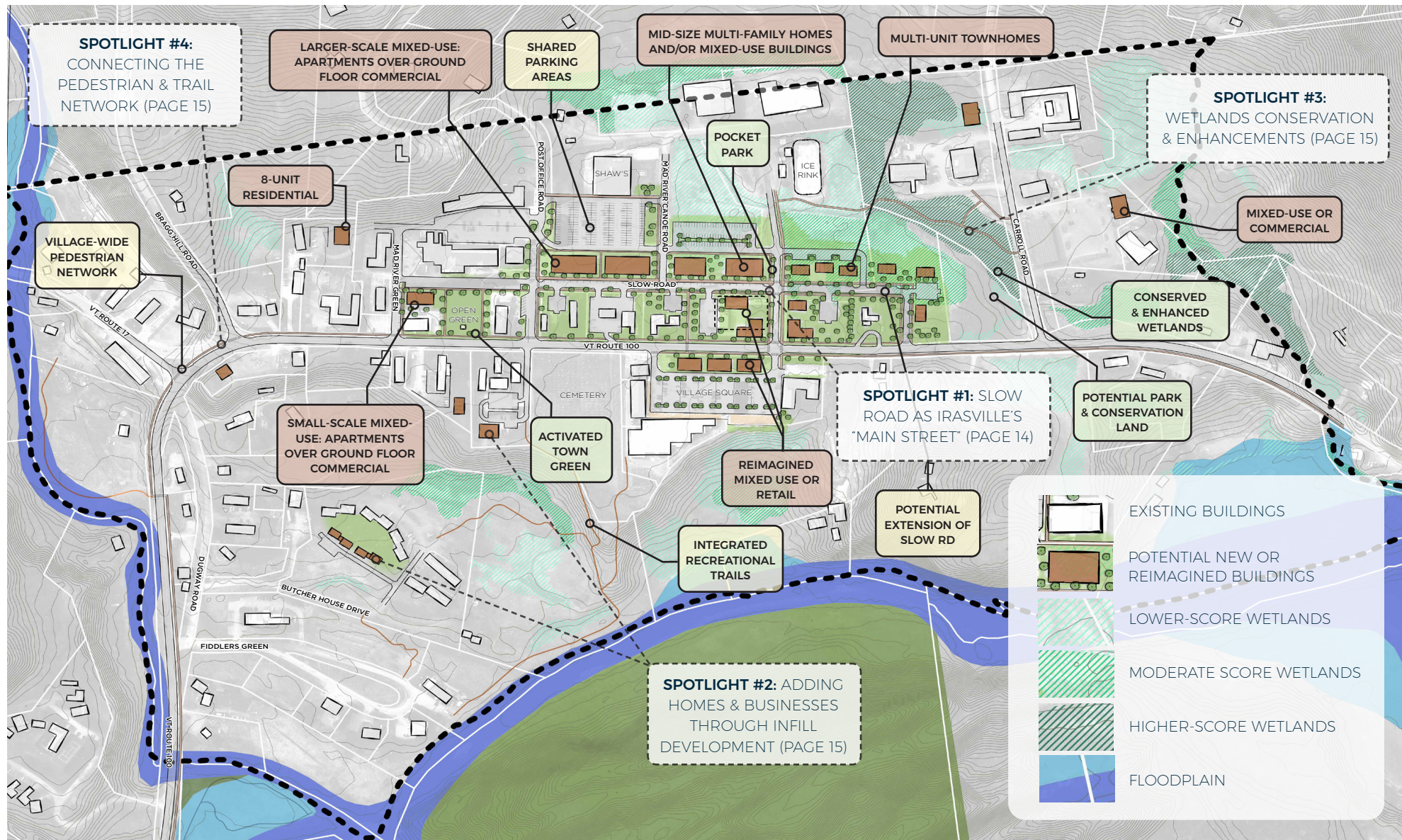
CHAPTER 2

Vibrant Village: The Vision for Irasville



Irasville should be developed and maintained as the area's downtown core with a mix of uses that include a full range of commercial services, civic and cultural facilities, offices, multi-family housing, and upper-story dwellings where practical. - Waitsfield Town Plan, 2023

THE LONG-TERM VILLAGE-WIDE VISION FOR IRASVILLE



The Vision for Irasville, Visualized. This conceptual vision aims to demonstrate what is possible in Irasville through planning, regulation, public-private partnerships, and infrastructure investment. While the form of future residential and commercial development will be up to private property owners and developers, Town leaders and municipal partners will play an active role in encouraging and facilitating desired infill development, pedestrian safety improvements, and other village enhancements.

SPOTLIGHTS: KEY ELEMENTS OF THE VISION

SPOTLIGHT #1: SLOW ROAD AS IRASVILLE'S "MAIN STREET"

Great villages are anchored by great Main Streets. Slow Road has long been envisioned as a Main Street for Irasville - a hub of future development to create homes, spaces for community gathering and events, and places of business.

Key elements of this vision include:

- 1 New **mixed-use development** with public-facing, ground floor businesses and upper floor homes, as well as multi-family **apartments** and **townhomes**.
- 2 A low-speed, inviting, **pedestrian-friendly streetscape** with wide sidewalks, protected crosswalks, street trees and greenspace, and flexible spaces for outdoor dining, public art, and pop-up events.
- 3 Auxiliary driveways parallel to Slow Road provide access to additional parking areas and **enable the periodic closure of Slow Road to traffic for community events**.
- 4 A potential extension of Slow Road enables the **creation of new village blocks**.
- 5 **Shared use of existing parking areas enables** a compact, walkable development pattern with less space dedicated to new parking lots.



Looking down
Slow Rd from the
driveway of the
Irasville Country
Store.

SPOTLIGHTS: KEY ELEMENTS OF THE VISION (CONTINUED)

SPOTLIGHT #2: ADDING HOMES & BUSINESSES THROUGH INFILL DEVELOPMENT

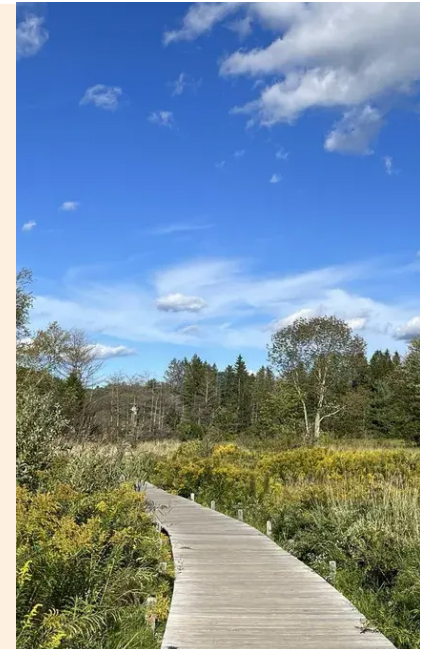
Infill development opportunities will be plentiful in Irasville once the community wastewater project is complete. Under Town zoning bylaws revised in 2024, new homes and businesses in Irasville can be created on lots as small as 1/5 acre - well below the current median lot size of 1.1 acres in the village.



- (1) A single-family home on a small lot in Shelburne, VT.
- (2) Townhomes integrated into the pedestrian network in South Burlington, VT.

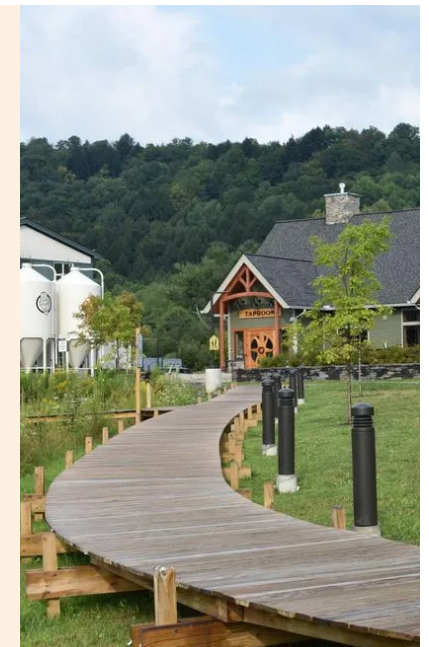
SPOTLIGHT #3: WETLANDS CONSERVATION & ENHANCEMENT

The development of the Slow Road “Main Street” will require some impacts to wetlands that have been identified as having little ecological value in previous studies. Higher value wetlands will be protected and improved using a variety of strategies, including land protection, plantings, and other enhancements to wetlands and wetland buffers.

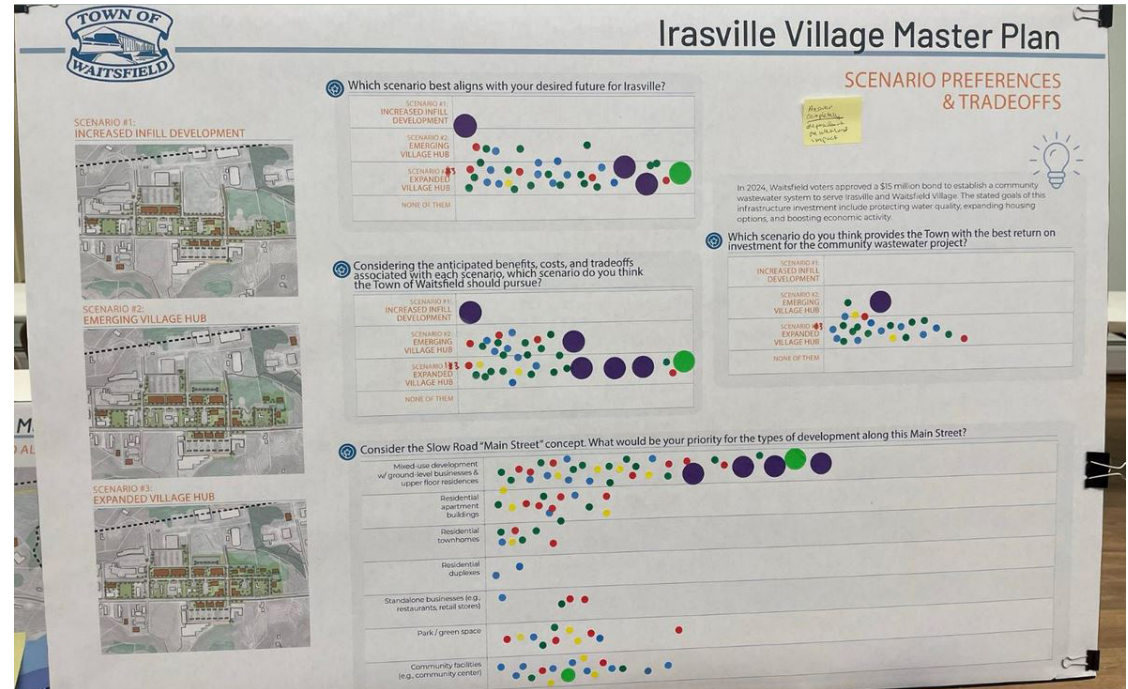
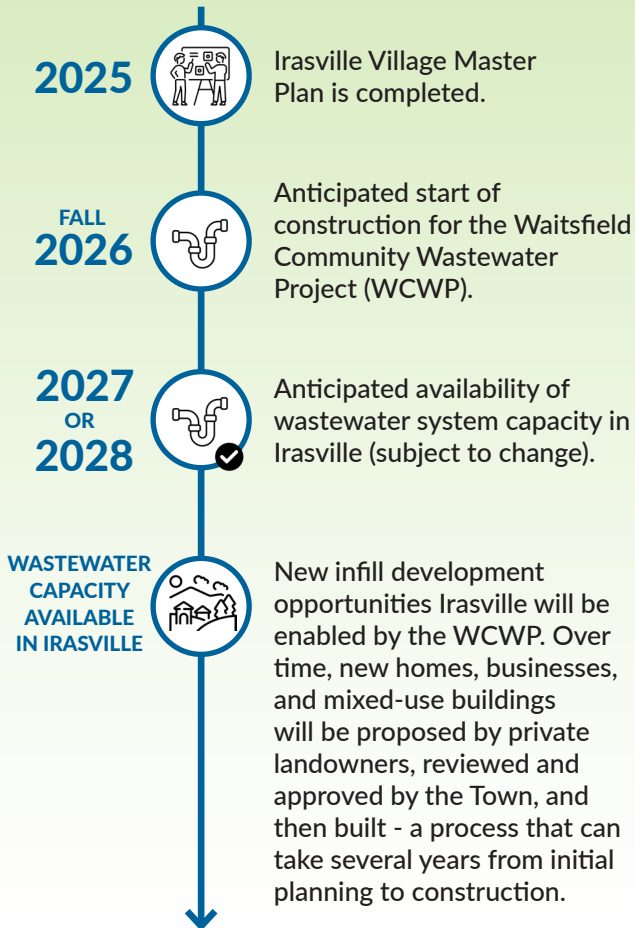


SPOTLIGHT #4: CONNECTING THE PEDESTRIAN & TRAIL NETWORK

Through long-term efforts, sidewalks have been constructed along VT Route 100 and natural surface paths connect directly into Irasville village. There is an opportunity address gaps in these networks to create seamless connections between homes, businesses, and outdoor recreation destinations and deliver a “park once and walk” experience for visitors.



Envisioned Timeline for Future Development in Irasville



Public Input Highlight: Building Irasville

At a March 19th, 2025 community open house, attendees wanted Waitsfield to think big. Amongst the different potential future development scenarios presented for Irasville, there was the strongest support for the creation of a "Main Street" along Slow Road that extends multiple blocks with a mix of new residences and businesses.

"Compact, mixed-use development, as envisioned for Irasville, can reduce reliance on the automobile, vehicle miles traveled, & inherent system energy costs—including energy costs associated with maintaining roads & related infrastructure. Targeting economic & residential growth within areas intended for more concentrated development allows people to walk or bike to their destinations & creates opportunities for public transit services between growth centers." - Waitsfield Town Plan, 2023

CHAPTER 3

Three Key Actions to Move Irasville Forward



IDENTIFYING THE KEY CATALYSTS FOR A VIBRANT IRASVILLE

There is no shortage of ideas, opportunities, needs, and challenges for implementing the vision for Irasville. To move forward on this vision, the Town of Waitsfield and its partners will need to prioritize where time, effort, and money are applied. The following **Key Actions** were identified as the most critical implementation steps with the potential to advance village vibrancy in Irasville.

- » **Action A: Implement the Community Wastewater System (p. 18).**
- » **Action B: Implement a Local & Regional Wetlands Strategy (p. 19).**
- » **Action C: Establish Slow Road as Irasville's Main Street (p. 20-21).**

Action A: Implement the Community Wastewater System

A centralized wastewater system is needed to enable the creation of new homes and businesses in Irasville while protecting public health and water resources.

WHAT TO KNOW:

The Town of Waitsfield is actively pursuing the implementation of the Waitsfield Community Wastewater System, with construction expected to commence in late 2026.

The system will be built and operated with no impact on the Waitsfield municipal tax rate. Grants and state and federal financing will cover implementation cost; fees paid by users of the system will cover ongoing operating and maintenance costs.

KEY GOALS & OUTCOMES:

- ✓ *Irasville is able to grow with sustainable, walkable infill development.*
- ✓ *Local water quality and public health are protected.*
- ✓ *Cost of development for new homes and businesses is reduced and predictability of development is enhanced.*

PLANNING CONSIDERATIONS

- » The planned wastewater system is expected to serve approximately 70 new homes and provide capacity for future commercial development, with the potential to secure additional wastewater capacity for new development in the future.
- » While there is a defined wastewater service area for the planned system, encompassing Irasville and Waitsfield Village, there is currently no policy governing how much future capacity may be allocated to any particular development or sub-area.
- » There may be opportunities to align wastewater system implementation with improvements to other infrastructure, such as **roadways and sidewalks**, in areas where wastewater utility lines will be constructed and buried. Aligning complementary infrastructure projects can save time and money.

KEY STEPS

- » **Continue to move forward with financing and implementation planning for the planned wastewater system serving Irasville.**
- » **Identify combined wastewater & transportation infrastructure projects.** Wastewater system construction plans should consider opportunities to phase in roadway and pedestrian improvements that could be completed in a single project. For example, wastewater lines are planned to run under Slow Road, where additional improvements to the streetscape are envisioned (see p. 14 & 20).
- » **Develop wastewater allocation policies.** These policies can reserve wastewater capacity for a sub-area of Irasville (e.g., the area around Slow Road) and/or limit that amount of wastewater capacity allocated to any single project.

Public Input Highlight: Community Wastewater Project

In June 2024, following years of planning and community discussions, Waitsfield voters overwhelmingly approved a \$15 million bond measure to fund the construction of the community wastewater system serving Irasville and Waitsfield Village.



Action B: Implement a Local & Regional Wetlands Strategy

A comprehensive strategy is needed to balance the growth of Irasville as the flood-resilient hub of the Mad River Valley with protections for critical ecological functions provided by local wetlands.

WHAT TO KNOW:

Irasville contains approximately 25 acres of wetlands, ranging from low-functioning wetlands with little ecological value to higher-function wetlands that provide habitat and help mitigate flooding. Since 1992, there have been over an acre of direct impacts to wetlands in Irasville.

KEY GOALS & OUTCOMES:

- ✓ *Irasville is able to grow with flood-resilient, walkable infill development.*
- ✓ *100% of higher-function wetland areas in Irasville remain undeveloped in perpetuity.*
- ✓ *At least 85% of total wetland areas in Irasville remain undeveloped in perpetuity, with all development impacts occurring in lower-function wetlands*
- ✓ *Critical local wetland functions and scenic values are permanently conserved, including no net loss of flood mitigation function affecting the main stem of the Mad River.*

PLANNING CONSIDERATIONS

- » Wetland functions in Irasville range from very low to moderately high. Envisioned infill development sites along Slow Road would result in impacts to wetlands with low or very low wetland functions.
- » Irasville does not have a centralized stormwater system and is believed to have a high groundwater table. Both conditions present uncertainties for how future infill development will impact wetlands, even in areas of low wetland function.
- » Wetlands impacts from development are potentially subject to permitting through the Vermont Department of Environmental Conservation and the US Army Corps of Engineers. In September 2025, Governor Phil Scott issued Executive Order 06-25. Under this order, housing development in Irasville could be exempt from some state wetlands permitting requirements if the development were to impact unmapped Class II wetlands.
- » Waitsfield's zoning bylaws permit wetlands impacts, provided that the impacts conform to Vermont Wetlands Rules and the development includes a vegetated buffer between wetland areas. For proposed developments going through Conditional Use Review, the Town's Development Review Board retains some discretion to limit wetland impacts.

KEY STEPS

- » **Coordinate with state and federal wetlands permitting agencies** to ensure clarity on the location, type, and scale of development that will require wetlands permits.
- » **Conserve remaining wetland areas** through conservation easements, negotiated conditions of development approvals for projects impacting lower-function wetlands, and fee-simple acquisition of targeted properties. Continue to engage with local property owners who have expressed interest in putting wetland areas into conservation.
- » **Enhance flood mitigation functions of remaining lower-functioning wetlands** through plantings, reduced channelization, improved wetland buffers, and other restoration efforts. Work with Friends of the Mad River to engage property owners and identify projects.
- » **Enhance the flood mitigation function of the Town-owned pond** at the intersection of Carroll Road and Route 100.
- » **Commission further studies** to model the localized effects of potential wetlands impacts and identify opportunities for wetlands enhancements and flood mitigation projects upstream of Irasville in the Mad River watershed.

Public Input Highlight: Wetland Conservation

Attendees at a November 2024 open house were supportive of a balanced approach to wetlands in Irasville: preserving critical wetland functions while permitting impacts to low-functioning wetlands if those impacts result in significant community benefit.



Action C: Establish Slow Road as Irasville's Main Street

A Main Street provides a walkable central hub for community development - homes, businesses, gathering places, and events. It also promotes the orderly and efficient development and maintenance of critical infrastructure (e.g., roads, sidewalks, water/wastewater service lines) by limiting scattered development.

WHAT TO KNOW:

Slow Road is well-positioned to serve as Irasville's Main Street, with a central location and ample development sites.

KEY GOALS & OUTCOMES:

- ✓ A dense mix of homes and public-facing businesses extending at least two blocks.
- ✓ A traffic-calmed, pedestrian-friendly street with on-street parking that can be closed for events. Keep Slow Road slow!
- ✓ Community gathering places, indoors and outdoors.
- ✓ Parking is shared with existing nearby parking lots, reducing the amount of new parking that is needed.
- ✓ Clear signage identifies parking areas and walking routes.

PLANNING CONSIDERATIONS

- » Future infill development along the block between Mad River Green Road and Mad River Canoe Road will necessitate retiring of the septic mound adjacent to the Shaw's parking area. This is planned to occur as part of the Community Wastewater System Project.
- » Development impacts to wetland areas along Slow Road north of Mad River Canoe Road may be subject to state and/or federal wetlands permitting, depending on the location, type, and scale of development (see Action B).
- » There will need to be coordination for the timing for new development and supporting infrastructure (e.g., wastewater, road/streetscape improvements, sidewalk).
- » The planned community wastewater system service area will cover all of Irasville and Waitsfield Village. Policies should be considered to ensure there is sufficient wastewater capacity reserved for future development along Slow Road (Action A).

KEY STEPS

- » **Evaluate the use of a public-private partnership** through the forthcoming Community and Housing Infrastructure Program (CHIP) through the Vermont Agency of Commerce and Community Development (ACCD). Under this program, a municipality will be able to enter into a master development agreement with a private landowner to approve the creation of new homes or mixed-use buildings, and then use the anticipated property tax revenues from that development to finance the costs of new infrastructure that serves the development, such as road improvements, sidewalks, and planned wastewater infrastructure. The program is scheduled to go live in January 2026.
- » **Pursue phased development.** Phase 1 of development would cover the existing section of Slow Road between Post Office Road and the Skatium Driveway, with a subsequent Phase 2 for the new northward extension of Slow Road.

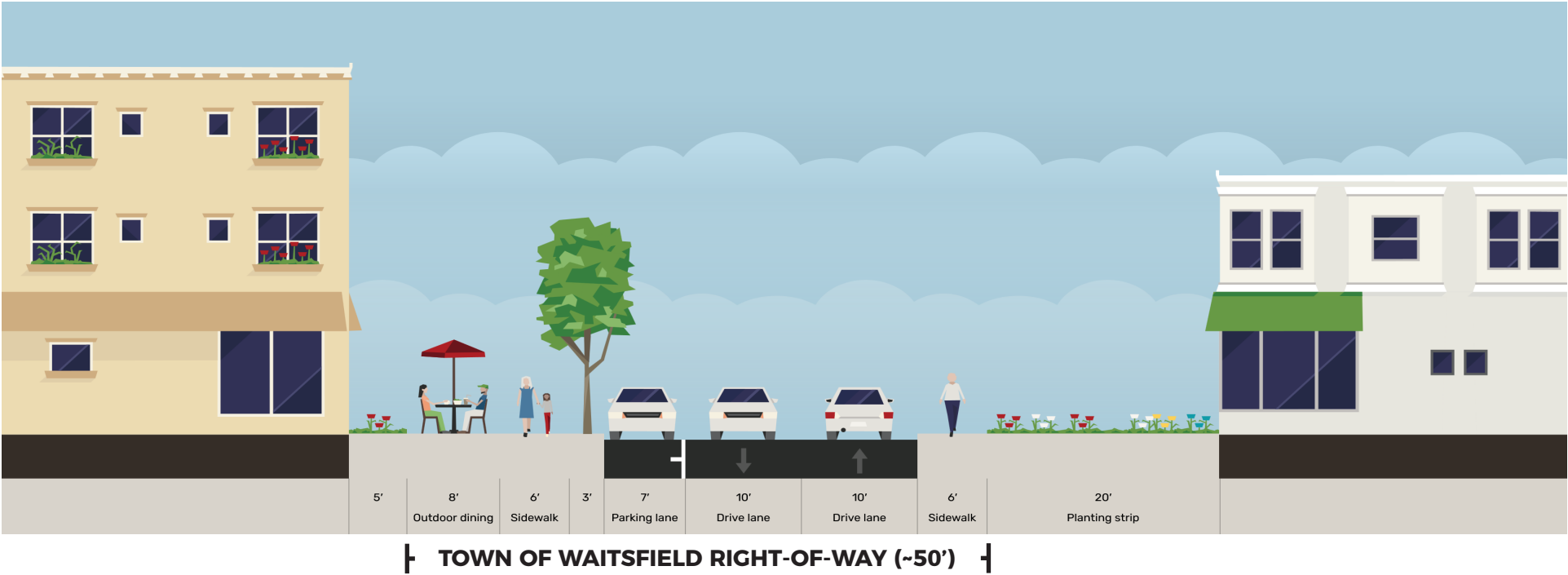
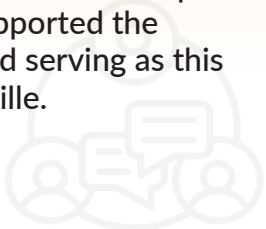


KEY STEPS (CONTINUED)

- » **Conduct preliminary engineering for streetscape improvements along Slow Road.** Evaluate approaches for stormwater retention and mitigation within the streetscape. This can potentially be supported with Municipal Planning Grant funds.
- » **Establish an Irasville Main Street organization or coalition** to educate community members about the project. Conduct events and pop-up demonstrations to showcase the potential of Slow Road as the future hub of the community.
- » **Maintain the Mad River Path trail corridor** along Slow Road using sidewalks, signage, and/or trail relocation.
- » **Create an official Town Map for Waitsfield** that shows a desired right-of-way for a potential extension of Slow Rd, as well as other desired pedestrian connections. Having this infrastructure represented on an official map can help with capital improvement planning and development approval negotiations.

Public Input Highlight: Slow Road

Attendees at the November 2024 community open house event expressed strong support for establishing a Main Street in Irasville. At the subsequent March 2025 open house, attendees supported the concept of Slow Road serving as this Main Street for Irasville.



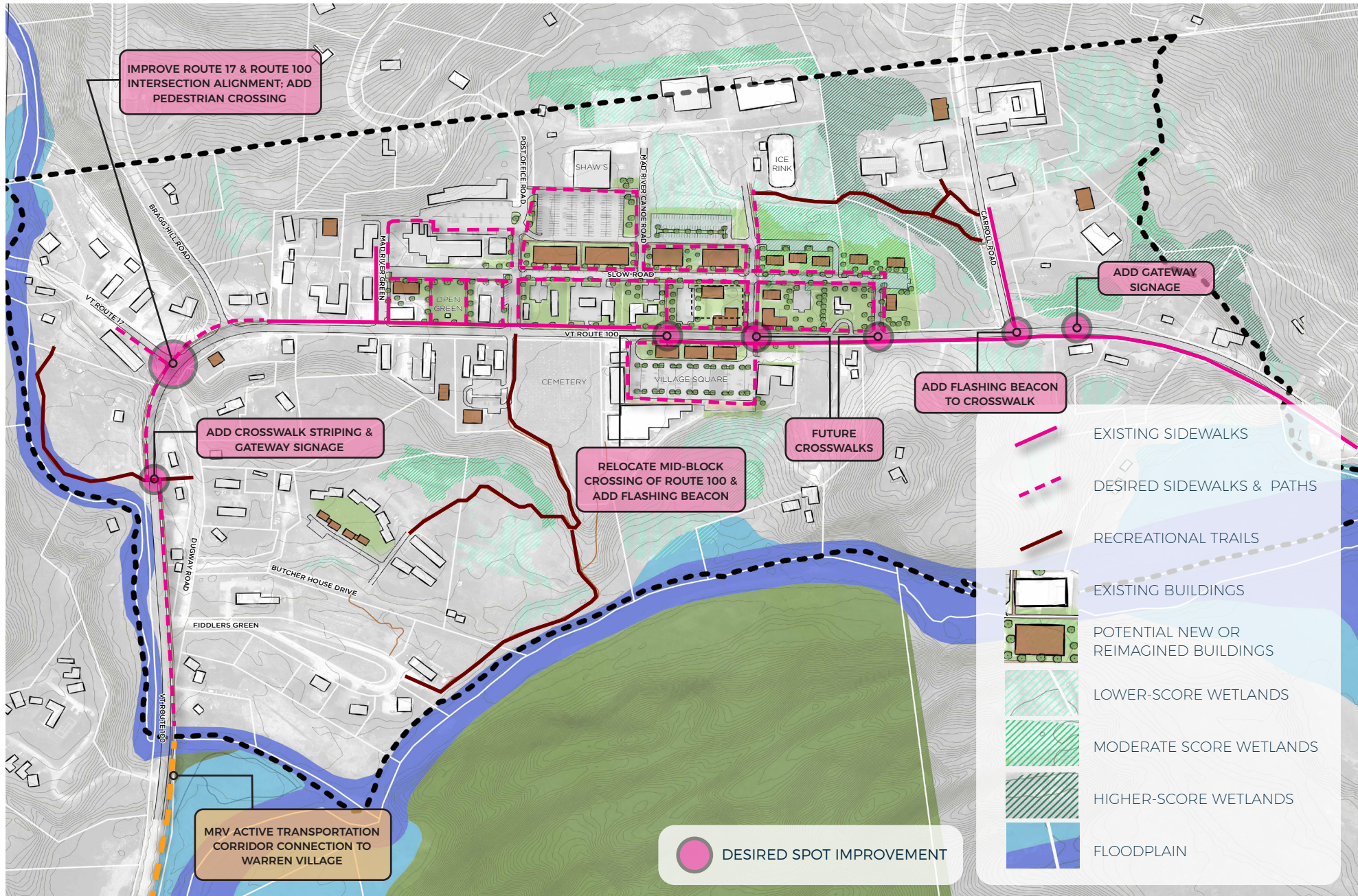
Future Slow Road Cross Section: The Town of Waitsfield owns an approximately 50-foot right-of-way along Slow Road. This right-of-way is envisioned to host sidewalks, flexible outdoor spaces, and street trees and other greenery, in addition to travel and parking lanes.

CHAPTER 4

Comprehensive Strategies to Complete the Vision



TRANSPORTATION: ENVISIONED PED-BIKE NETWORK & SPOT IMPROVEMENTS



TRANSPORTATION: RECOMMENDATIONS & IMPLEMENTATION STRATEGIES

EXPANDING THE PEDESTRIAN AND BICYCLE NETWORK

Creating a seamless and convenient network of sidewalks, paths, and trails (as envisioned on page 22) will be a long-term endeavor. Building out this network will involve both strategic planning to address priority network gaps and taking advantage of potential opportunities as they arise.

- » **Incorporate wayfinding signage.** Pedestrian-scale wayfinding signage will support a convenient “park once and walk” experience for visitors to Irasville. Wayfinding signage can also help establish linkages between the sidewalk network and the recreational path network by describing how sidewalks can be used to connect to recreational trails and destinations, such as the Mad River Path and the MRV Recreation Hub. There already exists an standardized trailhead kiosk system throughout the Mad River Valley, including many large and small kiosks in Irasville - these existing kiosks should be incorporated into the future village wayfinding system.
- » **Evaluate potential bicycle path connections within Irasville.** The MRV Active Transportation Corridor project has identified potential pedestrian and bicycle connections from Irasville to other villages but did not explore connections within the village. The Stowe Recreation Path in Stowe, VT provides a potential case study for how to route a bicycle path through a developed village area while minimizing potential conflicts and road and driveway crossings.
- » **Create a Village Sidewalk Policy or Ordinance for future development.** As recommended during the 2024 Vibrant Villages Initiative, this policy or ordinance would establish where public sidewalks or paths would be required to be constructed with future development and provide relevant design and accessibility standards for developers.
- » **Create a Capital Reserve Fund for sidewalks.** A capital reserve fund will provide a consistent source of funding to implement sidewalk provide matching funds for grants, and cover the costs of ongoing maintenance as the sidewalk network expands.

- » **Develop an Impact Fee Policy or Ordinance.** As recommended during the 2024 Vibrant Villages Initiative, this policy or ordinance would provide the Town with the authority to levy fees on proposed developments for the purposes of contributing to the capital cost of constructing public sidewalk and/or shared use path facilities that will serve the proposed development and neighborhood area. This could also be expanded to apply to other types of needed capital infrastructure projects. Such a policy can also provide a means for developers to contribute to public pedestrian facilities in lieu of constructing facilities themselves.
- » **Pursue grant funding.** Potential grant funding opportunities include:
 - VTrans Bike/Ped Grant Program
 - FHWA Transportation Alternatives Program
 - ACCD Downtown Transportation Fund



Stowe Recreation Path. This multi-use path winds along the VT Route 108 corridor, connecting behind businesses and agricultural fields through a densely developed area. A similar approach could be explored in Irasville (credit: Town of Stowe).

TRANSPORTATION: RECOMMENDATIONS & IMPLEMENTATION STRATEGIES

CREATING SAFE STREETS FOR ALL USERS

As Irasville develops, use of the transportation network by all users - bikes, motor vehicles, pedestrians - will grow. In addition to expanding the network of pedestrian and bicycle facilities, planning for transportation system in Irasville should include measures to promote safe driving speeds, increase driver awareness, and reduce potential for conflicts at intersections and crossings.

- » **Install curb extensions at key pedestrian crossings** in Irasville village. Incorporate curb extensions into streetscape planning for Slow Road. In the short-term, deploy temporary curb extensions using materials like bollards or large concrete planters. Along Route 100, where the use of curb extensions may not be permitted by VTrans, evaluate alternative pedestrian crossing treatments, such as high-visibility crosswalk paint and rectangular rapid flashing beacons.
- » **Maintain and enforce a speed limit of 25 MPH** on all roads in Irasville - the lowest allowed by state law.
- » **Install prominent gateway signage** at the entrances to Irasville village along Route 100 and Route 17.
- » **Pursue grant funding.** Potential grant funding opportunities include:
 - VTrans Bike/Ped Grant Program
 - FHWA Transportation Alternatives Program
 - ACCD Downtown Transportation Fund
 - AARP Community Challenge Grant (for temporary improvement projects)
- » Long-term, the Town could explore the possibility of taking ownership of Route 100 in Irasville as a Class 1 Town Highway, which is currently owned and maintained by VTrans. This would allow the Town to pursue more aggressive traffic calming and pedestrian safety measures in exchange for taking on increased roadway maintenance activities and costs.



- (1) Quick-build curb extension in Burlington, VT (credit: City of Burlington).
(2) Curb extensions help reduce pedestrian crossing distances and calm vehicular traffic speeds.

OUTDOOR RECREATION: RECOMMENDATIONS & IMPLEMENTATION STRATEGIES

Part of what makes Irasville special is its connection to the outdoors - mountain views, trail connections, and green spaces that support community events. As Irasville grows, special attention should be paid to sustaining this tradition of outdoor spaces and access.

PARKS & OUTDOOR SPACES

- » **Pursue the creation of a conservation-oriented park** along Route 100 south of Carroll Road. This park would protect higher-functioning wetlands and host low-impact recreational amenities, such as trails and boardwalks that connect to existing boardwalks and outdoor classroom features.
- » **Develop a partnership or agreement to permanently establish the Irasville Town Green**, which is currently privately owned. Improve parking and pedestrian access through the Green.
- » **Encourage the development of pocket parks and flexible outdoor spaces along with infill development**, particularly along Slow Road as it is developed into the village's Main Street.
- » **Explore potential improvements to the Skatium Recreation Center**, including potential four-season outdoor amenities that are connected to the adjacent recreational trail network.

RECREATIONAL TRAILS

- » **Maintain the Mad River Path trail corridor through Irasville**, including along Slow Road, using sidewalks, signage, and/or trail relocation where needed.
- » **Activate the connection to the MRV Recreation Hub** through physical infrastructure improvements (sidewalks, crossing, signage) as well as promotional efforts.
- » **Identify “park and hike” and “park and bike” locations in central Irasville** where trail recreationalists can be encouraged to start and end their outings, increasing patronage of village center businesses.



- (1) Flexible outdoor spaces in village areas provide the infrastructure for community events and gathering.
- (2) The MRV Recreation Hub provides in-town access to vast multi-use trail systems, plus many of the amenities a recreationalist might want or need. (Credit: Mad River Valley Chamber of Commerce).

LAND USE: RECOMMENDATIONS & IMPLEMENTATION STRATEGIES

CHANGES TO LAND USE REGULATIONS

The 2024 Vibrant Villages Initiative resulted in changes to zoning bylaws in Irasville that support compact residential and commercial development as envisioned in this plan, while maintaining thoughtful limits on the scale and form of development to ensure consistency with the character of the area. Further changes will need to be considered to advance plan goals and ensure alignment with state law.

- » **Update zoning bylaws to reference the Irasville Village Master Plan**, including in the purpose statement for the Irasville Village District and in the provisions for Planned Unit Developments.
- » **Adopt required density bonuses for affordable housing.** Act 47 (the HOME Act), passed in 2023, requires Vermont municipalities to include a density bonus of 40% more units and a bonus of one habitable floor above the height maximum for affordable housing development in areas served by municipal water and sewer. Once the Town's wastewater system is implemented, the Town will be required to revise zoning bylaws to meet this state requirement.
- » **Encourage or require additional on-site stormwater mitigation measures for new developments.**
- » **Continue to limit building heights to three (3) stories** to align with historic development character and to limit the ability for any single development to use an excessive amount of wastewater capacity.
- » **Create a Village Sidewalk Policy or Ordinance.** (see p. 24).

Changes to State Land Use Law & Regional Land Use Planning

Act 181, passed in 2024, included reforms to Act 250 (Vermont's land use law) to make it easier to build housing near existing village centers and areas that are planned for growth. Interim rules under Act 181 exempt most new housing in these areas (including Irasville) from Act 250 permitting. The next Regional Plan update by the Central Vermont Regional Planning Commission will include proposed designation areas for permanent Act 250 exemptions, with final approval by the State Land Use Review Board.

GOVERNANCE: RECOMMENDATIONS & IMPLEMENTATION STRATEGIES

MUNICIPAL CAPACITY & FINANCIAL HEALTH

This plan envisions significant new investments in infrastructure and community facilities to support the desired growth of Irasville as a vibrant hub for the community and region. With these investments come increased long-term maintenance obligations, which will need to be planned for. While increased property tax revenues from future development should help address ongoing costs, the Town should consider supplementary strategies and revenue sources to ensure financial health and the delivery of municipal services amidst increasing costs for goods and services.

- » **Evaluate a 1% local option tax (LOT).** A 1% LOT can be applied to any or all of the following: sales (with exemptions for essential household goods), meals and alcoholic beverages, and/or rooms. LOTs have been adopted in many Vermont towns that serve as regional hubs and/or tourist destinations, including towns like Waterbury, Stowe, Middlebury, Woodstock, Killington, and Ludlow, .
- » **Plan ahead for maintenance operations and associated capital expenses.** Consider needs such as increased road and sidewalk repairs and snow removal.
- » **Evaluate the use of public-private partnerships** for major capital projects through the forthcoming Community and Housing Infrastructure Program (CHIP) (see p. 20).
- » **Create a Capital Reserve Fund for sidewalks.** (see p. 24)
- » **Develop an Impact Fee Policy or Ordinance.** (see p. 24)

CHAPTER 5

The Process: How We Built This Plan



March 2025 Open House: ideas for Irasville from the next generation of community planners.

HOW WE GOT HERE

The vision and plan for Irasville was developed through an iterative process that involved community engagement, research, analysis, and design.

RESEARCH & ANALYSIS

The early part of the planning process included a site visit, a thorough analysis of existing development, infrastructure, and natural resources, and a review of past plans, studies, and current land use regulations.

COMMUNITY & STAKEHOLDER ENGAGEMENT

The planning process included two key community open house events. An initial open house in **November 2024** saw community members weigh in on overall project direction and goals. A subsequent open house in **March 2025** provided an opportunity for members of the public to share input on initial vision, conceptual design ideas, and master plan recommendations. Individual **interviews** with key community organizations and stakeholders provided additional perspective on needs and opportunities to be addressed by the plan.

The process was overseen by the **Village Master Plan Steering Committee**, which met over a dozen times during the process to shape the development of the Master Plan. Additionally, the project team coordinated extensively with Wetlands Program staff at the VT Department of Environmental Conservation at key milestones in the planning process.

PLAN DEVELOPMENT

The project team used the key takeaways from research, analysis, and community engagement to prepare and revise draft conceptual designs and planning recommendations, forming the Irasville Village Master Plan.

A 1.5-year process, built on decades of planning and dreaming.

The vision for Irasville did not emerge overnight - it is the product of many plans, community meetings, leaders, and lessons learned. Key plans and studies that informed the development of the Irasville Village Master Plan include:

- ✓ **Waitsfield Town Plan (2023)**
- ✓ **Waitsfield Vibrant Villages Initiative (2023)**
- ✓ **Waitsfield + VTrans Tiger Team Collaboration: Pedestrian Safety Improvements along Vermont Route 100 (2021)**
- ✓ **Mad River Valley Housing Demand and Market Analysis (2020)**
- ✓ **Waitsfield Water Management Mapping Project (2018)**
- ✓ **Mad River Valley Active Transportation Plan (2016)**
- ✓ **Master Development Plan for the Irasville Growth Center (2002)**

Additionally, conceptual plans and designs for infill development and improved pedestrian connectivity prepared over the years by a variety of planners and designers - Dave Sellers, Jim Sanford, Don Swain, Rennselaer Polytechnic Institute students, and others - provided essential inspiration for the designs presented in this plan.

COMMUNITY OPEN HOUSE EVENTS: KEY TAKEAWAYS

NOVEMBER 2024 OPEN HOUSE

Over 50 Mad River Valley residents attended the first Open House event for the Irasville Village Master Plan on November 18th, 2024. The event featured remarks from representatives of the Waitsfield Planning Commission, Waitsfield Selectboard, and Mad River Valley Planning District. Project consultants from SE Group provided an overview of initial findings and takeaways from the planning process. Residents were invited to provide feedback on initial community planning objectives using sticker dot polls placed around the room.

KEY THEMES FROM THE EVENT

- » **Attendees were both excited and concerned about the future of Irasville.** The recent loss of businesses and community services Irasville was top of mind for many participants. At the same time, many expressed that Irasville holds great potential as a vibrant village center for Waitsfield and the Mad River Valley.
- » **Attendees were supportive of an infill development approach** for future redevelopment in Irasville, with a focus on housing, local-serving businesses, and mixed-use development.
- » **Attendees were supportive of a balanced approach to wetlands in Irasville** that preserves critical wetland functions while considering possible impacts to low-functioning wetlands if those impacts result in significant community benefit.
- » **Attendees were supportive of exploring transportation infrastructure improvements** to enhance and facilitate walkable development in Irasville, such as improved pedestrian connections and possible new roadways to create village blocks.
- » **Attendees wanted the planning process to explore enhanced recreational and community facilities**, such as a year-round recreation or community center and community gathering spaces.
- » **Attendees were supportive of exploring a mix of building heights for future development**, with a minimum building height of two stories.



Josh Schwartz, Executive Director of the Mad River Valley Planning District, addresses attendees at the November 2024 community open house event.

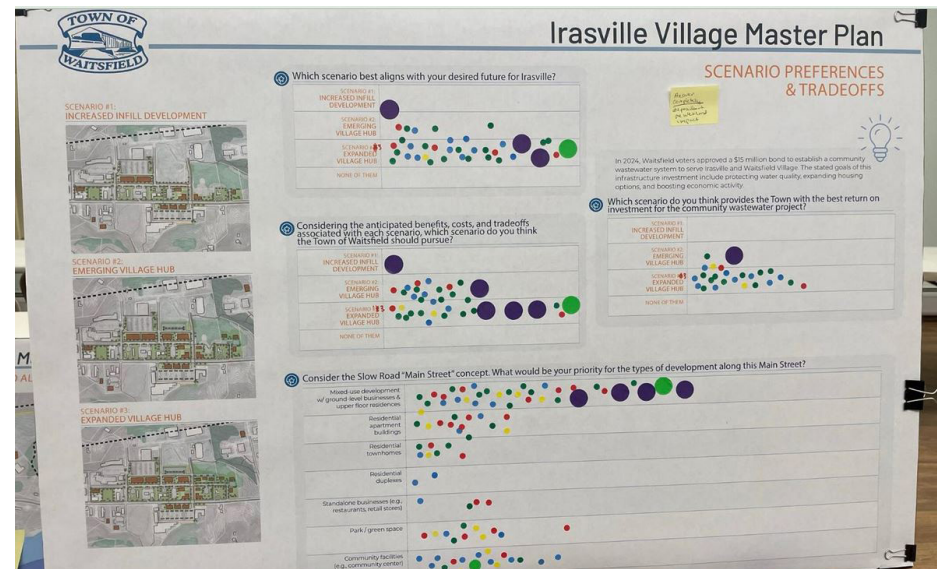
COMMUNITY OPEN HOUSE EVENTS: KEY TAKEAWAYS

MARCH 2025 OPEN HOUSE

More than 70 Mad River Valley residents attended the second Open House for the Irasville Village Master Plan on March 19, 2025. To support the Town in developing an actionable plan to meet community needs, Open House attendees provided feedback on different potential scenarios and forms for future development in Irasville, focused on possible infill development opportunities along Slow Road. Through conversations, sticker dot voting, and written comments on poster boards, attendees provided their feedback and ideas while being asked to consider the benefits, costs, and tradeoffs associated with different forms and scales of development.

KEY THEMES FROM THE EVENT

- » **An opportunity to think big.** Amongst the different potential future development scenarios presented, there was the strongest support for the creation of a “Main Street” along Slow Road that extends multiple blocks with a mix of new residential and commercial development.
- » **Mixed-use development is wanted.** An example three-story design with ground-level retail and upper-floor residences received the most support of all types of development presented, with the highest number of votes to encourage or incentivize this style of development.
- » **Wetland considerations** play an important role in determining suitable development locations, preserving ecological functions, and guiding planning decisions. This theme remained consistent across both open house events.
- » **Improving pedestrian connectivity** and **providing community gathering spaces** were both top of mind for many attendees.



Input recorded from March 2025 open house attendees.

Appendices

TOWN OF WAITSFIELD, VERMONT
Planning Commission Meeting Minutes
Tuesday, November 4, 2025
Draft

Members Present: Bob Cook, Emma Hanson, Becca Newhall, Jonathan Ursprung
Members Absent: Beth Cook, AnnMarie Harmon, Alice Peal
Staff Present: JB Weir, Zoning Administrator
Others Present: Madhurri Barefoot, Ryan Diehl

II. Regular Business

1. Call to Order

The meeting was called to order at 7:35 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

No changes were made to the agenda.

3. Public Forum

Madhurri Barefoot and Ryan Diehl spoke with the PC about the potential for True North to operate from the Wilder Farm Inn, explaining that the current regulations in Waitsfield do not allow for a residential therapeutic wellness center (such as the one which True North operates) to be located in the Ag/Res District. There was some discussion of the matter, and Jonathan indicated that the PC would take up consideration of options for allowing suitable uses.

4. Approval of Minutes

The Minutes of October 7, 2025 were approved.

5. Village Master Plan Update

It was outlined that the draft Master Plan was available for review and that SE Group had received feedback from the Steering Committee (SC), and was seeking input from the PC in order to incorporate any changes in the final Plan, which is due by November 30, 2025.

Several points were discussed:

- Noted that Lawson's Taproom might be a good example of infill in Irasville
- The presentation of plans in the draft Plan is beneficial, and representative of what was provided by community feedback and SC input
- Traffic calming measures would be welcome, but there is no Town control over Route 100 at this point
- Agreed that on page 13 'Town of Waitsfield and partners...' should be changed to 'municipal officials and partners...'
- Official reallocation will be addressed by the Town after acceptance of the Master Plan

There was an extended discussion of how to address changes for two places in the draft Plan that mention the creation of 70 new homes, that number being understood to be based upon calculations of wastewater capacity once the new system is in place and operational. It was agreed to propose the following changes to SE Group:

- Page 10 – goals – eliminate calling out a number and instead set the goals as to ‘create new homes in Irasville’
- Page 17 – wastewater capacity – change the reference for 70 new homes in Irasville to instead be new homes in the Waitsfield Wastewater Service Area

It was noted that the SC had requested that some language be included in the Plan speaking to the attempt to establish a cooperative process with DEC and the conversations related to that work.

6. Other Business

JB explained that the funding gap for the Wastewater Project continues to be addressed, and that he will be working on public outreach with York Haverkamp and Joshua Schwartz.

Jonathan explained that both the MRVPD and the CVRPC have drafted MOUs which will allow for neighboring towns to receive FEMA or other payments when assistance by road crews is provided during emergencies.

7. Adjournment

The meeting adjourned at 9:27 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary

CVRPC Future Land Use Map Development

5 August 2025

Brian Voigt, Program Manager

Tiered Framework

- ◆ Tier 1A:
 - ◆ Areas with capacity for growth
 - ◆ Full Act 250 exemption: Transitions Act 250 jurisdiction for planned growth areas to municipalities with administrative capacity
 - ◆ Municipal application with specific requirements reviewed / approved by Land Use Review Board
 - ◆ Guidelines by 1 January 2026
- ◆ Tier 1B
 - ◆ Areas with capacity for growth
 - ◆ Up to 50 housing units exempt: Limits Act 250 jurisdiction to encourage smart growth housing
 - ◆ Municipal request, mapped by Regional Planning Commission, approved by Land Use Review Board
- ◆ Tier 2:
 - ◆ All areas that are not Tier 1 or Tier 3
 - ◆ Jurisdictional thresholds will remain
 - ◆ Road rule by 1 July 2026
- ◆ Tier 3:
 - ◆ Additional jurisdiction for critical natural resource areas
 - ◆ Not based on regional maps
 - ◆ Land Use Review Board rules published by 1 February 2026

Process Considerations

- ◆ Future Land Use Areas are created as part of the regional planning process in coordination with member municipalities
- ◆ Municipality must demonstrate administrative capacity to implement local regulations to be eligible for Tier 1A / 1B
- ◆ Downtown & Village Centers, Planned Growth Areas and Village Areas “should” accommodate a substantial portion of the housing needed to meet regional targets
- ◆ Future Land Use Area Map Amendments
 - ◆ Minor amendments (changing a future land use area by <10 acres) does not require amendment to the regional plan
 - ◆ Changes of > 10 acres, zoning / subdivision bylaw updates, etc. – no process defined

Statewide Mapping Methodology

- ◆ Provide a consistent, statewide delineation of Future Land Use Areas
- ◆ Unique local or regional circumstances may necessitate deviation from the methodology
- ◆ Future Land Use Areas planned for growth are mapped at the local scale
- ◆ Other Future Land Use Areas will be mapped on a regional scale
- ◆ Recommend sequencing map development from the inside out – define core areas first

Future Land Use Area Maps

High-Density Growth Areas

Downtown & Village Centers
Planned Growth Areas
Village Areas

Low- to Moderate-Density Growth Areas

Enterprise Areas
Transition & Infill Areas
Resource-based Recreation Areas
Hamlets

Rural Areas

Agriculture and Forestry
Conservation
General

Future Land Use Areas: Centers

Downtown Centers

- ◆ Mixed-use centers bringing community economic activity & civic assets together
- ◆ Traditional & historic central business district and civic center
- ◆ Include state-designated areas
- ◆ At least one per region
- ◆ Accommodate substantial majority of the housing growth target
- ◆ Requires:
 - ◆ Municipal request for Tier 1B status
 - ◆ Approved municipal plan
 - ◆ Permanent zoning & subdivision bylaws
 - ◆ Water supply, wastewater infrastructure or appropriate soils
 - ◆ Municipal staff & officials to support development review and zoning administration

Village Centers

- ◆ Mixed-use centers bringing community economic activity & civic assets together
- ◆ Traditional & historic central business district and civic center
- ◆ Include state-designated areas
- ◆ At least one per municipality
- ◆ Accommodate substantial majority of the housing growth target

Future Land Use Areas: Neighborhoods

Planned Growth Areas

- ◆ High-density existing settlement & future growth areas with high concentrations of population, housing & employment
- ◆ Mixture of (non)historic commercial, residential & civic / cultural sites
- ◆ Active streetscape & multi-modal transportation system
- ◆ Requires:
 - ◆ Approved municipal plan indicating the area is intended for higher density residential & mixed-use development
 - ◆ Permanent zoning & subdivision bylaws
 - ◆ Water supply or wastewater infrastructure
 - ◆ Within walking distance of a downtown, village center, new town center or growth area
 - ◆ Provides housing for a diversity of social & economic groups
 - ◆ Conforms with "complete streets" principles

Village Areas

- ◆ Traditional settlement or proposed new settlement area
- ◆ Cohesive mix of residential, civic, religious, commercial & mixed-use buildings organized along a main street & intersecting streets
- ◆ Walking distance for residents within & surrounding the core area
- ◆ Requires:
 - ◆ Approved municipal plan indicating the area is intended for higher density residential & mixed-use development
 - ◆ Permanent zoning & subdivision bylaws
 - ◆ Water supply or wastewater infrastructure, soils to accommodate wastewater disposal if no wastewater infrastructure
 - ◆ Opportunity for infill development or new development areas

Future Land Use Areas: Transition / Infill Areas

- ◆ Areas of existing or planned commercial, office, mixed-use or residential development
- ◆ Adjacent to Planned Growth or Village Areas *OR* new standalone area served by (or planned to be served by) water, wastewater or both
- ◆ Transform these areas into higher-density, mixed-use settlements
- ◆ Linear strip development is not allowed

Future Land Use Areas: Resource-based Recreation Areas

- ◆ Large-scale, resource-based recreation facilities
- ◆ Ski resorts, lakeshores, concentrated trail networks
- ◆ May provide infrastructure, jobs or housing to support recreational activity

Future Land Use Areas: Enterprise Areas

- ◆ Locations of high economic activity & employment that are not adjacent to a planned growth area
- ◆ Examples include:
 - ◆ Industrial parks
 - ◆ Areas of natural resource extraction
 - ◆ Commercial uses involving large land areas
- ◆ Typically have access to:
 - ◆ Water supply
 - ◆ Sewage disposal
 - ◆ Electricity
 - ◆ Freight networks

Future Land Use Areas: Hamlets

- ◆ Small, historic clusters of homes
- ◆ May include a school, place of worship, store, public building(s)
- ◆ Not planned for significant growth
- ◆ No public water or wastewater system
- ◆ Focused along one or two roads
- ◆ Small settlement that does not (yet) meet the criteria for Village Center

Future Land Use Areas

Rural General

- ◆ Areas that promote the preservation of Vermont's traditional working landscape and natural area features
- ◆ Allow for low-density residential and some commercial development (compatible with productive lands & natural areas)
- ◆ May include an area a municipality is planning to make more rural

Rural Ag & Forestry

- ◆ Areas include blocks of forest or farmland that sustain resource industries, provide critical wildlife habitat and movement, outdoor recreation, flood storage, aquifer recharge & scenic beauty
- ◆ Contribute to economic well-being & quality of life
- ◆ Carefully managed development which promotes the working landscape & rural economy

Future Land Use Areas: Rural Conservation

- ◆ Areas of significant natural resources, identified by regional planning commissions or municipalities based upon existing Agency of Natural Resources mapping
- ◆ Require special consideration for:
 - ◆ aquifer protection;
 - ◆ wetland protection;
 - ◆ the maintenance of forest blocks, wildlife habitat, and habitat connectors; or
 - ◆ other conservation purposes



The Scoop On Wetland Regulations Municipal Day 2025



Elijah Schumacher, District Wetlands Ecologist

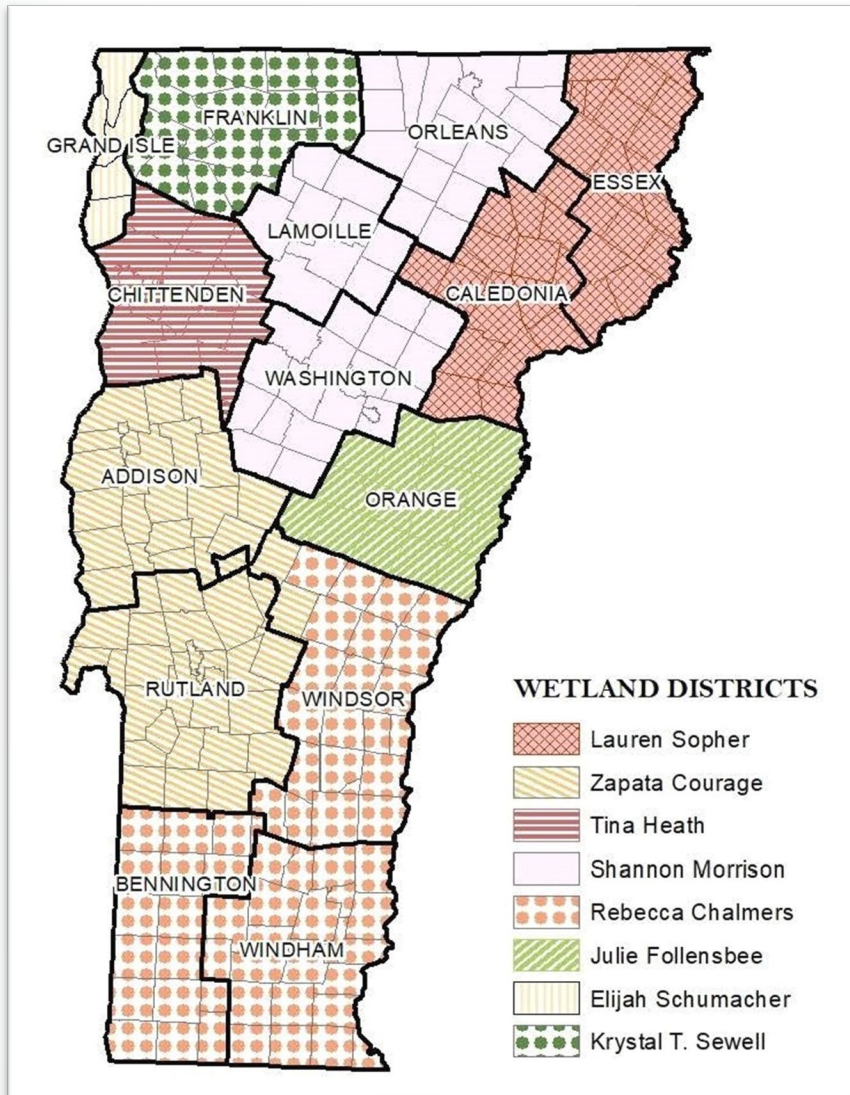
Overview

- State Protected Wetlands
- State Wetland Permitting
- Exemptions
- Allowed Uses
- Permit Types
- Map Updates
- State Tools



Not sure?
Ask an Ecologist!

Districts



- **Elijah Schumacher**
Grand Isle County; Statewide ARPA-funded projects
- **Julie Follensbee**
Orange County
- **Krystal T. Sewell**
Franklin County
- **Lauren Sopher**
Caledonia & Essex Counties
- **Rebecca Chalmers**
Bennington, Windham, & Windsor Counties; But not the towns of Landgrove, Rochester, & Stockbridge in Windsor County
- **Shannon Morrison**
Lamoille, Orleans, & Washington Counties
- **Tina Heath**
Chittenden County
- **Zapata Courage**
Addison & Rutland Counties; The towns of Landgrove, Rochester, & Stockbridge in Windsor County

State Wetland Identification

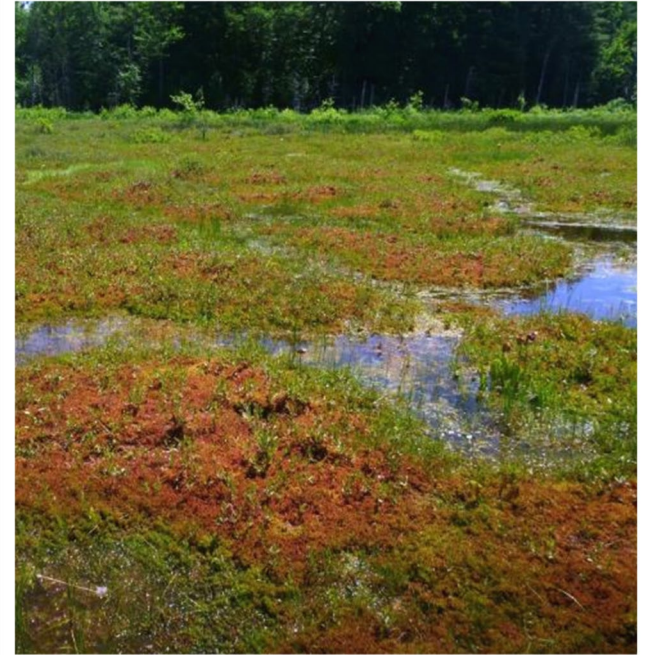
The same as Army Corps of Engineers



Hydric Soils



Hydrophytic
Vegetation



Hydrology

Not All Wetlands Are Mapped!



Wetlands Provide Functions & Values



Historically (settlement to 1980), Vermont has lost 35% of wetland area.

Today, Vermont is around 4% wetland.

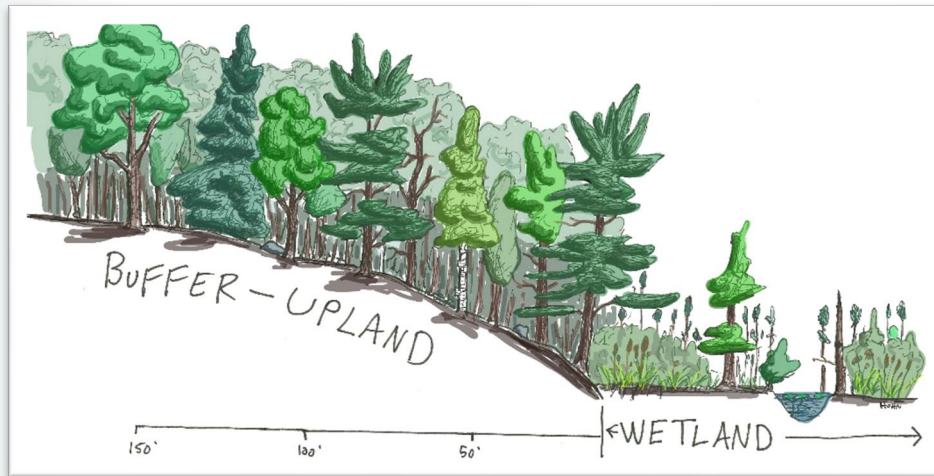
VT Wetland Classification

Based on an evaluation of the extent to which the wetland provides functions and values.



- **Class I Wetland**
Exceptional or irreplaceable.
Highest level of protection.
- **Class II Wetland**
Significant.
Protected.
Many are VSWI mapped.
- **Class III Wetland**
Neither Class I or Class II wetland.
No State protection.

Wetland Buffer Zone



The regulated zone of upland around a wetland which provides protection to its functions and values.

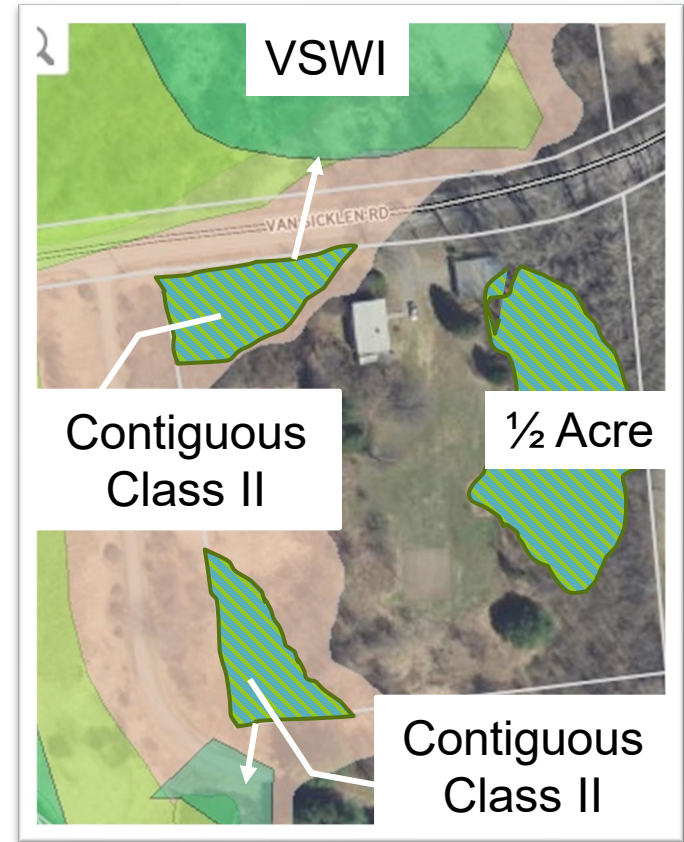


Width changes with state wetland classification:

- Class I = 100-foot buffer or larger
- Class II = 50-foot buffer

Class II Wetlands

- Any wetland on the VSWI map
- Any wetland contiguous or connected to the VSWI mapped wetland
- Any wetland the same type and size as what is on the VSWI maps (1/2 acre or larger)
- Adjacent to a stream, lake, pond, or river and >2,500 sq. ft.
- Vernal pools (any size)
- Headwater wetlands (any size)
- Rare species and significant natural communities



Not All Wetlands Are Mapped!



Wetland Screening Tool

☒ Address ☐ SPAN | Hubbard Park, Montpelier

Status:	14/14 queries completed... DONE!
Matching Address:	
Grand List Owner:	
SPAN:	
District Wetland Ecologist:	Shannon Morrison , Phone: 802-490-6178
Property Project Number (Most Recent): 2001-531	Project Name: Gary Home
Link to Wetland Map	

Wetland Screening Result: Very Likely

Project Location with Class III Designation – pre 2010

Wetland Project within (500ft.)

Issued Wetland Permit (within 1000ft.)

Vermont Significant Inventory Map

Vermont Significant Inventory Map (within 300ft)

Wetland Advisory Maps

Wetland Advisory Maps (within 300ft)

Hydric Soils

Video: <https://youtu.be/6lv5en0AB1o>

Tool: <https://anrmaps.vermont.gov/websites/wetlandScreening/>

Vermont Wetland Rules

Food & Crop Exclusion

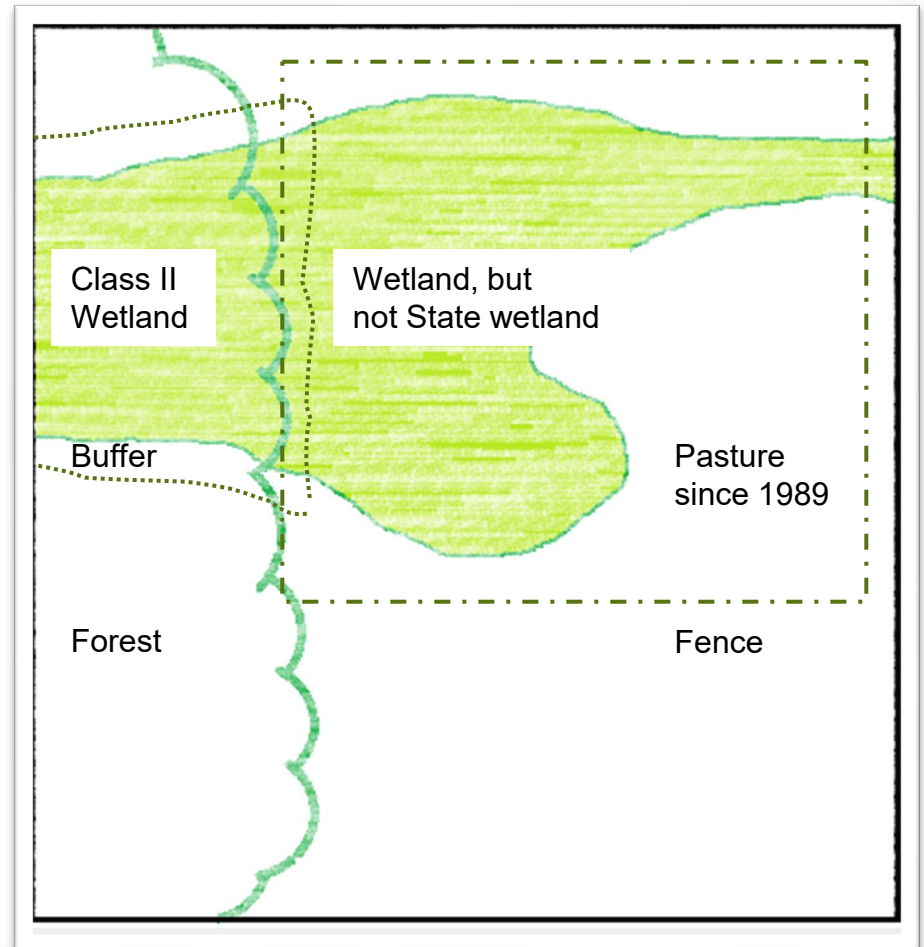
Exclusion applies to **all areas used to grow food or crops** in connection with farming activities, including areas in ordinary rotation, as of the effective date of the rules (1990).

- ✓ Pasture
- ✓ Hayfield
- ✓ Soy field
- ✗ Timber stand
- ✗ Homestead lawn

Wetland Rule Exclusion



The growing of food and crop

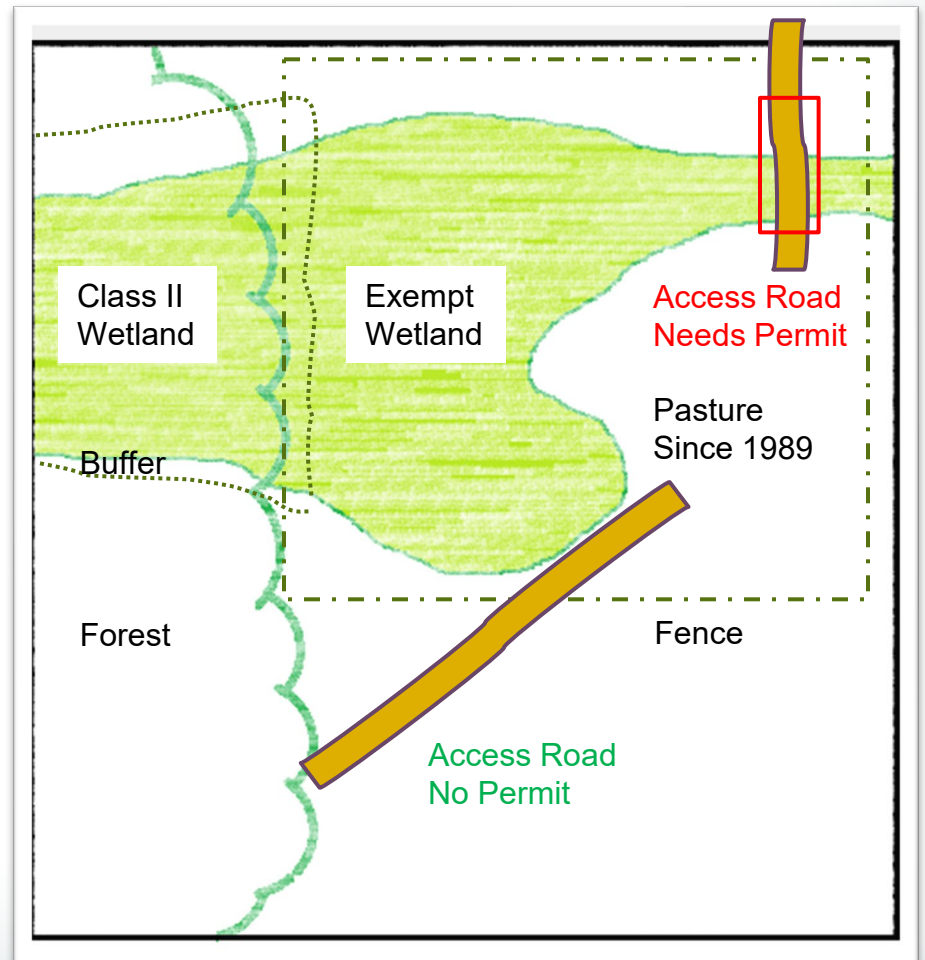


Wetland Rule Exclusion

Limitation



Areas proposed to stop growing food or crop = jurisdiction



Section 6: Allowed Uses

- Low Impact Activities
 - Birdwatching, hunting, placement of duck blinds*, or boardwalks*
- Land Use Activities
 - Silviculture*
 - Agriculture*
- Maintaining existing structures/infrastructure
 - The expansion of a manmade pond or ditch does not qualify
- *Associated with Required or Best Management Practices

Allowed Use: Post 1990 Cropland

Active conversion to cropland needs a permit.

Wetland and buffer areas which have been converted to crop after 1990 may continue in crop production provided **no new draining, dredging, or grading** occurs, and the VT Agency of Agricultural Food & Markets Required Agricultural Practices are followed.

Allowed Use: Utilities

Routine repair and maintenance (with BMPs) allowed

- New lines and poles allowed when:
 - Less than 250 sq. ft. of tree clearing/other disturbance required
 - No more than three new utility poles in wetland or buffer



Allowed Use: Maintenance & Repair

- Applies to existing and compliant structures
- Includes non-substantial expansion, typically interpreted as less than 250 sq. ft.
- Examples include:
 - Adding a deck, patio, or solarium onto house
 - Trenching to connect to a town sewer stub
 - Tear down and rebuild in same footprint
 - Careful – need to take construction impacts into account

Allowed Use: Boardwalks with BMPs

No

- ✗ Draining
- ✗ Dredging
- ✗ Ditching
- ✗ Filling
- ✗ Grading
- ✗ Cutting woody vegetation
- ✗ Altering flow



Yes

- ✓ Use appropriate materials
- ✓ Avoid amphibian breeding seasons
- ✓ Allow light and water to pass
- ✓ Keep equipment clean
- ✓ Work during dry periods
- ✓ Size structures appropriately

Boardwalks can be a great way to access and appreciate wetlands (and maybe see a moose) when properly constructed and maintained.

Allowed Use: Lawn Activities

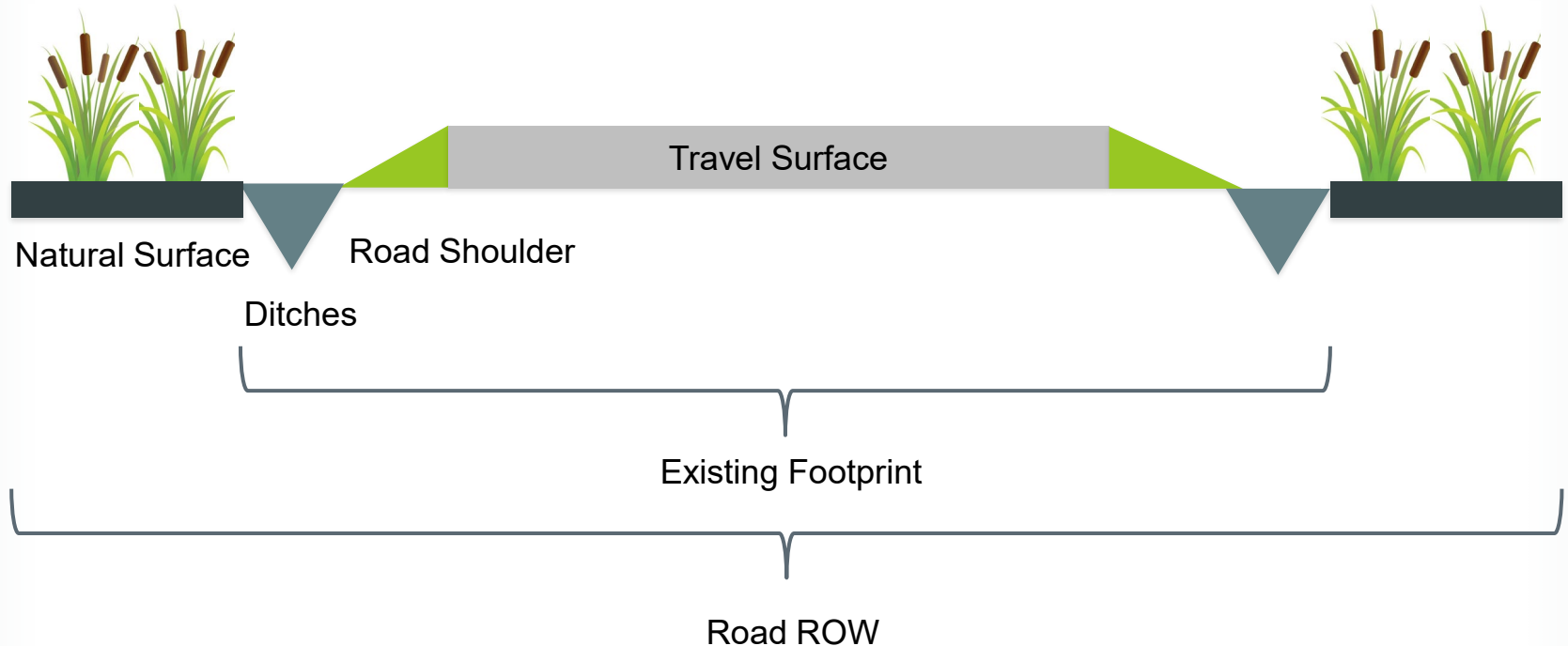


Allowed Use: Pond Maintenance

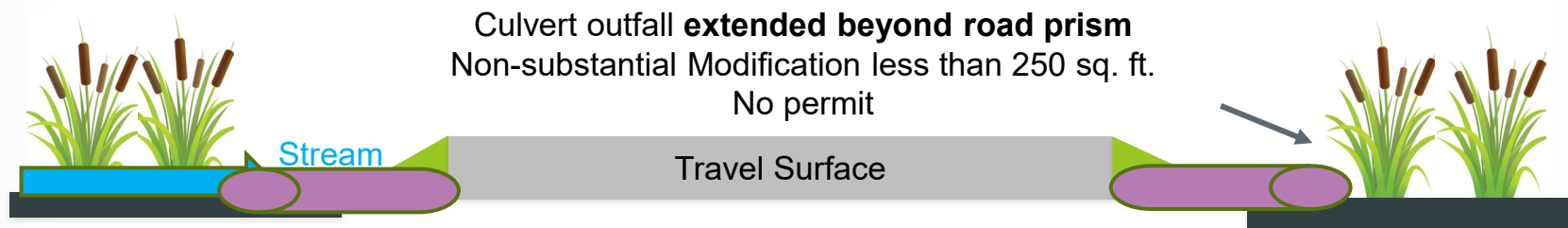
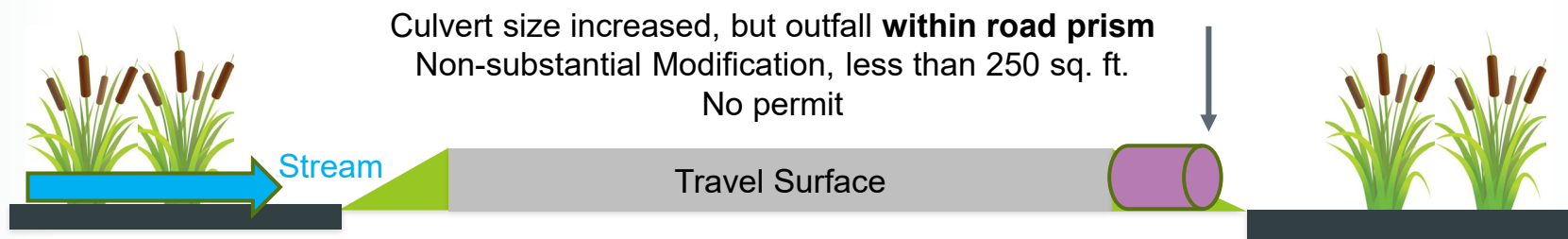
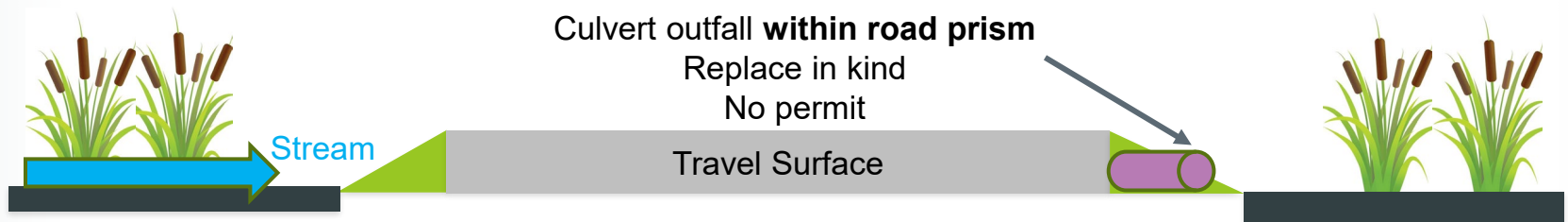
- Allows for dry-hydrant installation
- May **not** qualify if
 - Not recognizable as a pond
 - An on-stream pond
 - Natural pond (beaver impoundment)
 - Over two acres in size
 - Originally constructed in violation
 - Work results in discharge to waterways
 - Work enlarges footprint



Roads & Wetlands



Maintaining existing structures/infrastructure is an allowed use.
Substantially expanding the existing structure needs a permit.



Calculate the area of new impact on **both sides of the culvert**, if applicable, to determine 250 sq. ft. threshold. If impacts exceed 250 sq. ft., move into permitting options.

Travel-way



Allowed Uses: Silviculture



- Silviculture is “timber management.”
- If an area is cleared and not allowed to grow back, it is not silviculture.
- **Conversion of forest to cropland needs a permit.**

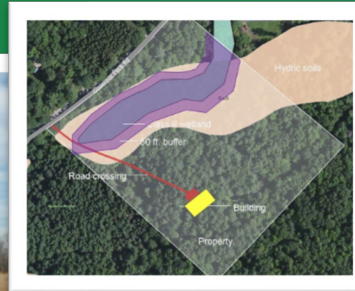
Who Needs a Permit?

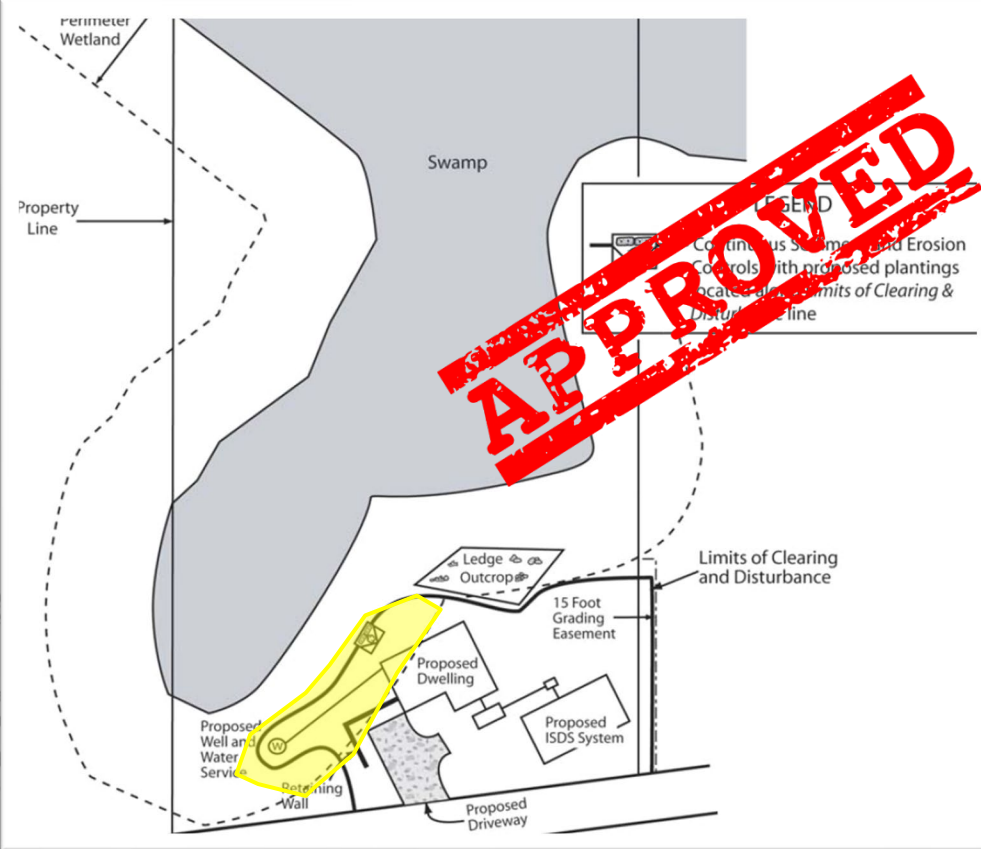
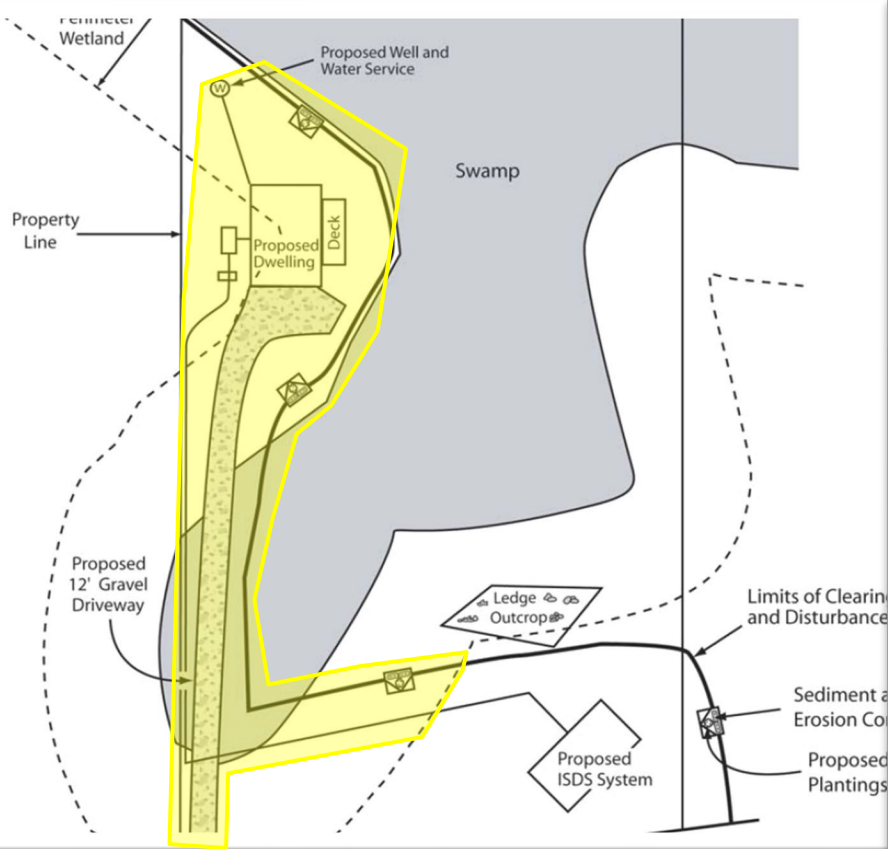


- Activity occurs in a Class I or II wetland, or buffer zone, and is not considered an allowed use, or exempt:
 - Grading, filling, ditching, or dredging
 - Removal of vegetation such as tree cutting or conversion
 - Construction of buildings, roads, buried utilities, or infrastructure

Avoidance & Minimization

- Must demonstrate there is no other practicable alternative on property owned or available that avoids wetland and buffer impacts
- Must use project design to avoid impacts to wetlands, buffers, and their functions and values to the greatest extent possible
- Must offset potential impacts if they are unavoidable through minimization or restoration





 = Proposed Impact

To receive a permit, you must:

- Avoid, minimize, restore, and compensate.
- Have no undue adverse impact to wetland functions or values.

Water Quality Improvement Projects

General Permit 3-9026

- Stream Crossing Structure Replacement
- Stormwater Retrofits
- Failed Septic Replacement
- Conservation Practices on Farms:
 - Trails & Walkways
 - Access Roads
 - Heavy Use Areas
 - Stream Crossings
 - Constructed Wetlands



- All projects mitigate known pollution sources or flood hazards (stormwater, stream instability, agriculture, wastewater)

General Permit 3-9025

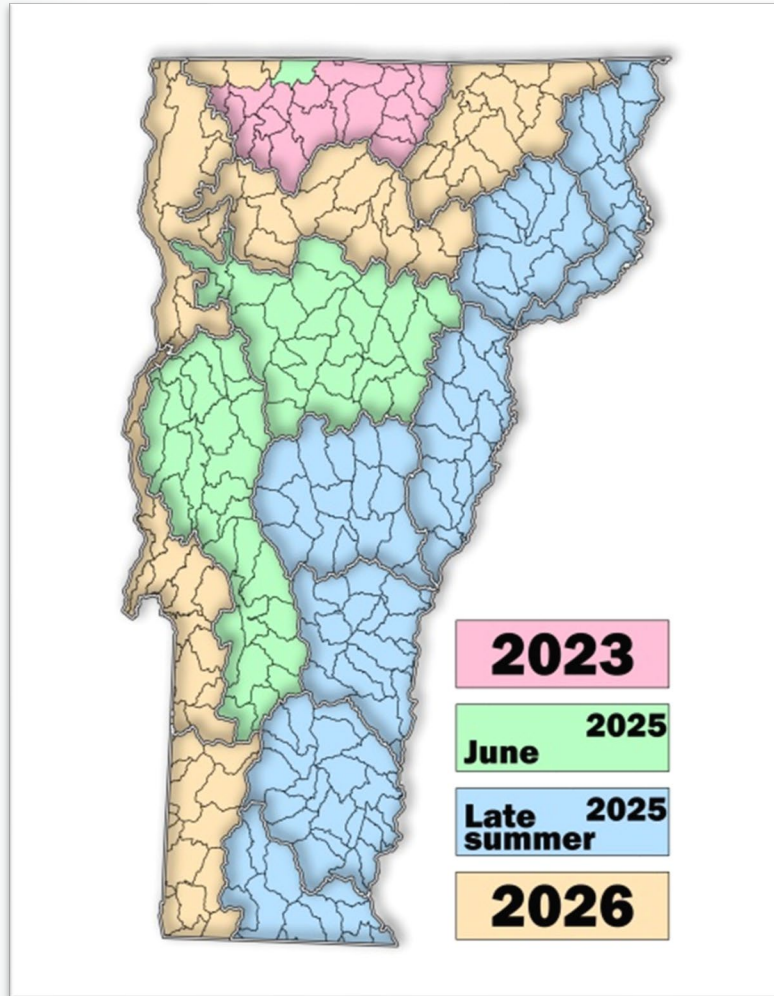
- **Non-eligible project types**

- More than 3,000 sq. ft. managed area impacts, or 1,000 sq. ft. natural area impacts proposed (non-linear)
- More than 5,000 sq. ft. managed area impacts, or 3,000 sq. ft. natural area impacts proposed (linear)
- More than 150 sq. ft. impacts to surface water margins
- In Class I wetlands or buffer
- In bogs, fens, vernal pools, headwater wetlands, or buffer
- Unpermitted as built projects that should have acquired a permit initially
- In wetlands significant for rare, threatened, or endangered species, or exemplary natural community functions
- In perennial stream where project would need a stream alteration permit
- Where additional conditions to protect wetland functions and values are required

Individual Permit

- For all projects not covered by an Allowed Use, the Non-Reporting General Permit 3-9026, or the General Permit 3-9025
- Requirements
 - Wetland delineation reviewed and accepted by Wetlands Program staff
 - Shapefile of subject wetland
 - Detailed discussion of mitigation sequence
 - Avoid, minimize, restore/offset
 - Finding that project will result in no undue adverse impacts to wetland

Statewide NWI Update



- **Missisquoi River Basin Wetlands** were updated for the VSWI in early 2023. Area updated: 603 square miles.
- **Otter Creek, Winooski River, and Pike River Basin Wetlands** were updated for the VSWI in June 2025. The map update covered over 20% of Vermont, including major parts of Washington, Chittenden, Addison, and Rutland counties; a lesser part of Lamoille, Orange, Caledonia, and Bennington counties; and the towns of Berkshire and Franklin.
- **Nearly 80%** of the statewide NWI will be complete by 2025.
- **Draft NWI mapping:** [VT NWI Data Review Application](#)

Not All Wetlands Are Mapped!



Executive Order 06-25



The [Department of Environmental Conservation](#) has [initial implementation guidance](#) that addresses the wetland regulation modification related to [Executive Order \(EO\) 06-25](#). The guidance includes a [map viewer](#), which displays designated areas where projects may qualify under the EO.

In the interim, the current Vermont Wetland Rules (2023) remain in effect. The Agency is initiating rule making this October to update the Vermont Wetland Rules to reflect the EO.

Program Tools

Wetland Screening Tool:

<https://anrmaps.vermont.gov/websites/wetlandScreening/>

Farming and Wetlands:

[wl_WetlandAgCard.pdf \(vermont.gov\)](#)

Landowners Guide To Wetlands:

<https://dec.vermont.gov/watershed/wetlands/what/guide>

Hire a Wetland Consultant:

<https://dec.vermont.gov/watershed/wetlands/what/id/wetland-consultant-list>

Program Inquiry Form: [VTANR ANR/LURB Online Services Portal System - Wetlands Inquiry Form . Version 1.3](#)

YouTube Channel:

<https://www.youtube.com/watch?v=oDzL6NRIGgs&list=PLLXVJCF6Lbmxxkg4ZPOiAg2YybklSkikMQ>



Vermont Significant Wetlands Inventory

VSWI Only + Advisory Wetlands + Hydric Soils



<http://tiny.cc/wetlands>

DEC Permit Navigator

The screenshot shows the DEC Permit Navigator web application. At the top, there is a navigation bar with the Vermont logo, a search bar, and several menu items: Permit Navigator, Home, Programs, Permits, Permit Navigator Mappings, Configuration, Permit Navigator Results (which is highlighted), and Regional Offices. Below the navigation bar, the main content area displays a 'Permit Navigator Result' for 'PNR-0000000099'. This result is categorized under 'Flood Plain and River Corridor' and includes a detailed description of the permit requirements for development within the FEMA designated 100-year floodplain. A 'View details' link is provided for this entry. Below this, another entry is shown for 'Construction Stormwater Discharge Permit', also with a 'View details' link. The interface includes standard web controls like 'Send Email', 'Edit', and 'Printable View' buttons.

VERMONT

All Search...

Permit Navigator Home Programs Permits Permit Navigator Mappings Configuration Permit Navigator Results Regional Offices

Permit Navigator Result
PNR-0000000099

Send Email Edit Printable View

Vermont Department of Environmental Conservation

Flood Plain and River Corridor

Any development within the FEMA designated 100-year floodplain (Special Flood Hazard Area) in a community participating in the National Flood Insurance Program (NFIP) requires a local development permit. In addition, some communities regulate activities in ANR-mapped River Corridors. Applications for hazard area development permits must come to ANR for State review and comment to ensure compliance with NFIP and local minimum standards. Please be aware that Act 250 jurisdictional projects are reviewed under a state procedure that may result in requirements that differ from the local municipal requirements. Under Act 250, the State reviews projects located within the FEMA designated Special Flood Hazard Area and/or within the ANR mapped River Corridor.

[View details](#)

Vermont Department of Environmental Conservation

Construction Stormwater Discharge Permit

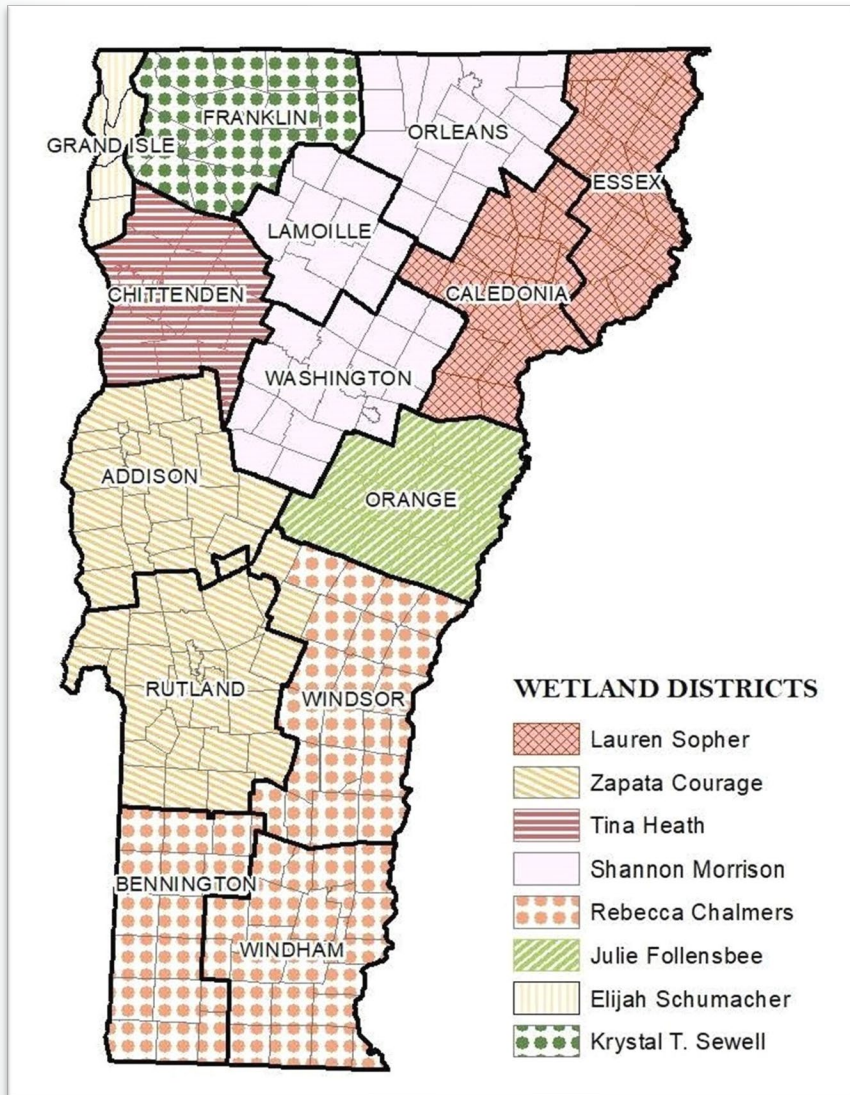
A construction stormwater permit is required for construction and construction-related earth disturbance of 1 or more acres, or for earth disturbance of less than 1 acre, when part of a larger common plan of development. Permit coverage may be obtained under Vermont's Construction General Permit (CGP) 3-9020, if eligible as either Low Risk or Moderate Risk construction activity. Construction activity that does not qualify under CGP 3-9020 must obtain permit coverage under an Individual Construction Stormwater Discharge Permit.

[View details](#)

Short Video: https://youtu.be/TmEAB_qD7us

Permit Navigator Page: <https://vermont.force.com/permitnavigator/s/>

Districts



- **Elijah Schumacher**
Grand Isle County; Statewide ARPA-funded projects
- **Julie Follensbee**
Orange County
- **Krystal T. Sewell**
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- **Zapata Courage**
Addison & Rutland Counties; Towns of Landgrove, Rochester, & Stockbridge in Windsor County

Not All Wetlands Are Mapped!





Investing for Smart Growth in Centers & Neighborhoods: *The Vermont Community Investment Designations Act 181 of 2024*



Agency of Natural Resources Municipal Day
Jacob Hemmerick, Planning Policy Manager
Gary Holloway, Downtown Program Manager
Department of Housing & Community Development
Community Planning & Revitalization

Accessibility Requests

To receive this information in an alternative format or for other accessibility requests, please contact:

Jacob Hemmerick | 802.828.5249

Jacob.Hemmerick@vermont.gov

Community Planning + Revitalization
Department of Housing & Community Development
Agency of Commerce and Community Development

Community Planning & Revitalization

What we do

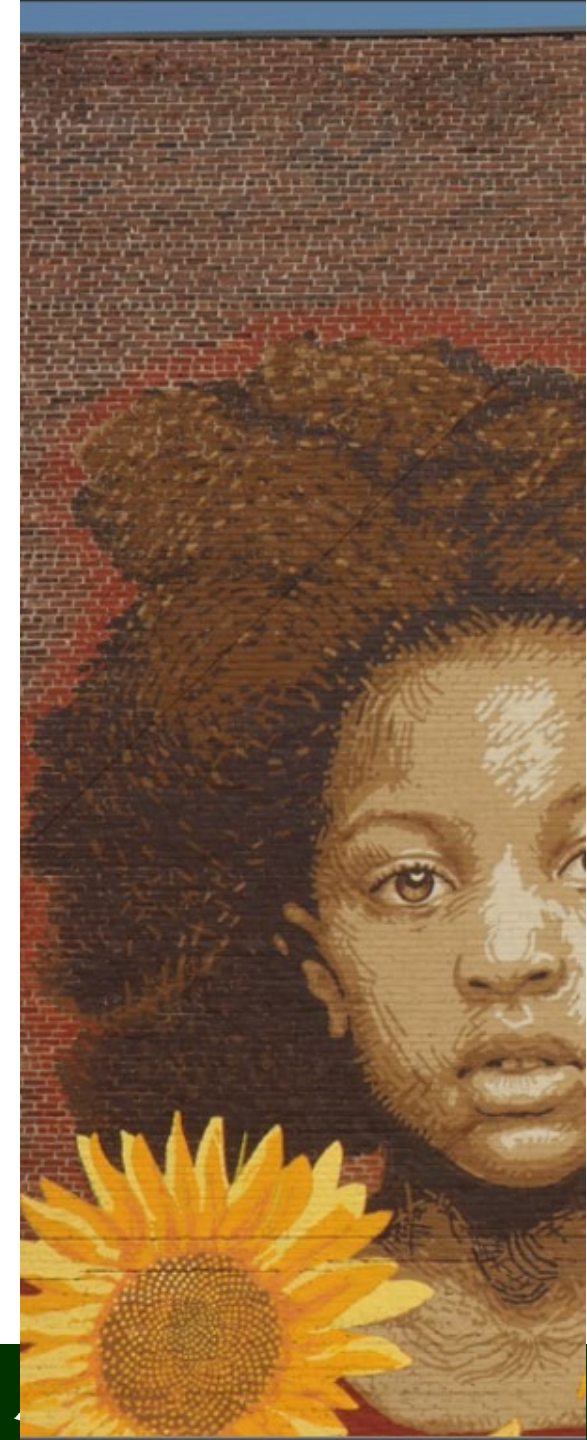
The CP+R team uses a collaborative, place-based approach to land-use planning and community development that empowers state and local leaders to plan for and build vibrant, inclusive, and resilient downtowns, villages, and neighborhoods.



Community Planning & Revitalization

How we do it

- Outreach & Training
- Technical Advice
- Grant Programs
- State Designations
- Community Investment Board
- Special Projects
- Policy & Program Improvement
- Partnerships





Place-based Economic Development



Vibrant Places



Downtowns



Villages



Funding, Tools, and Incentives



Municipal Planning
Grants
\$450K

Better Connections
Grants
\$200K

Downtown
Transportation
Fund \$350K

Downtown/Village
Center Tax Credits
\$2.6M

Electric Vehicle
Supply
Equipment Grants
\$2.6M

Regional Planning
Commissions
\$2.9M

Regulatory
Incentives

Special Projects

The Five Designations

Core Designations



Village Centers

Supports revitalization activities in small to medium-sized historic centers with at least one civic and/or commercial building.



Downtowns

Supports revitalization activities in medium to large-sized historic centers with the community capacity to support a non-profit organization or municipal commission that develops and implements a comprehensive revitalization strategy.



New Town Centers

Provides a framework to create compact, walkable, mixed-use centers for municipalities that have no designated downtown or village center. Successful designations require professional planning staff and a governing body that is committed to making public infrastructure and building investments.

Add-On Designations (must have a core designation to qualify):



Neighborhood Development Areas

Supports housing development inside or within walking distance to the core designation. The municipality must have adopted plans, policies, and regulations that support housing and smart growth. Developers have the option to apply for designation separately or jointly with the municipality.



Growth Centers

Helps shape areas beyond the commercial center with a framework of policies and regulations to ensure that 20 years of future development will enhance the vitality of the designated core, while protecting farm and forest land outside the growth center. Municipalities must have adopted plans, policies, and regulations that ensure walkable, compact, mixed-use development. Successful designations require professional planning staff and a governing body that is committed to making public infrastructure and building investments.

"Legacy" Designation Program:

For nearly 30 years, the State of Vermont's "designation" programs have supported economic revitalization, community vitality, and smart growth.

DESIGNATION 2050

Vermont State Designation Program Evaluation and Reform

DECEMBER 2023



COMMUNITY
WORKSHOP

In 2023, facing a housing crisis and a desire to better align planning and investment, Vermont's General Assembly funded a **review** of Vermont's five designation programs.

Framework for Reform

Simpler Designations

- Maintain focus on community cores
- Reduce number of Designation Programs
- Offer flexibility in core areas
- Align areas with state land use initiatives

Coordinated Admin & Governance

- Create a simple, transparent process
- Integrate process into local/regional planning
- Reform the Downtown Board
- Grow multi-agency investment & collaboration

Better Benefits & Support

- Maintain and expand key benefits
- Coordinate agency benefits and support
- Connect and grow statewide TA
- Scale up support for priority projects

Accessible Info & Promotion

- Establish a new brand, messaging
- Adopt accessibility standards and practices
- Develop clear, cohesive resources
- Expand proactive communication

Robust Monitoring & Sharing

- Develop evaluation plan and process
- Establish impact measures
- Monitor program progress, impact
- Expand sharing, listening, reporting

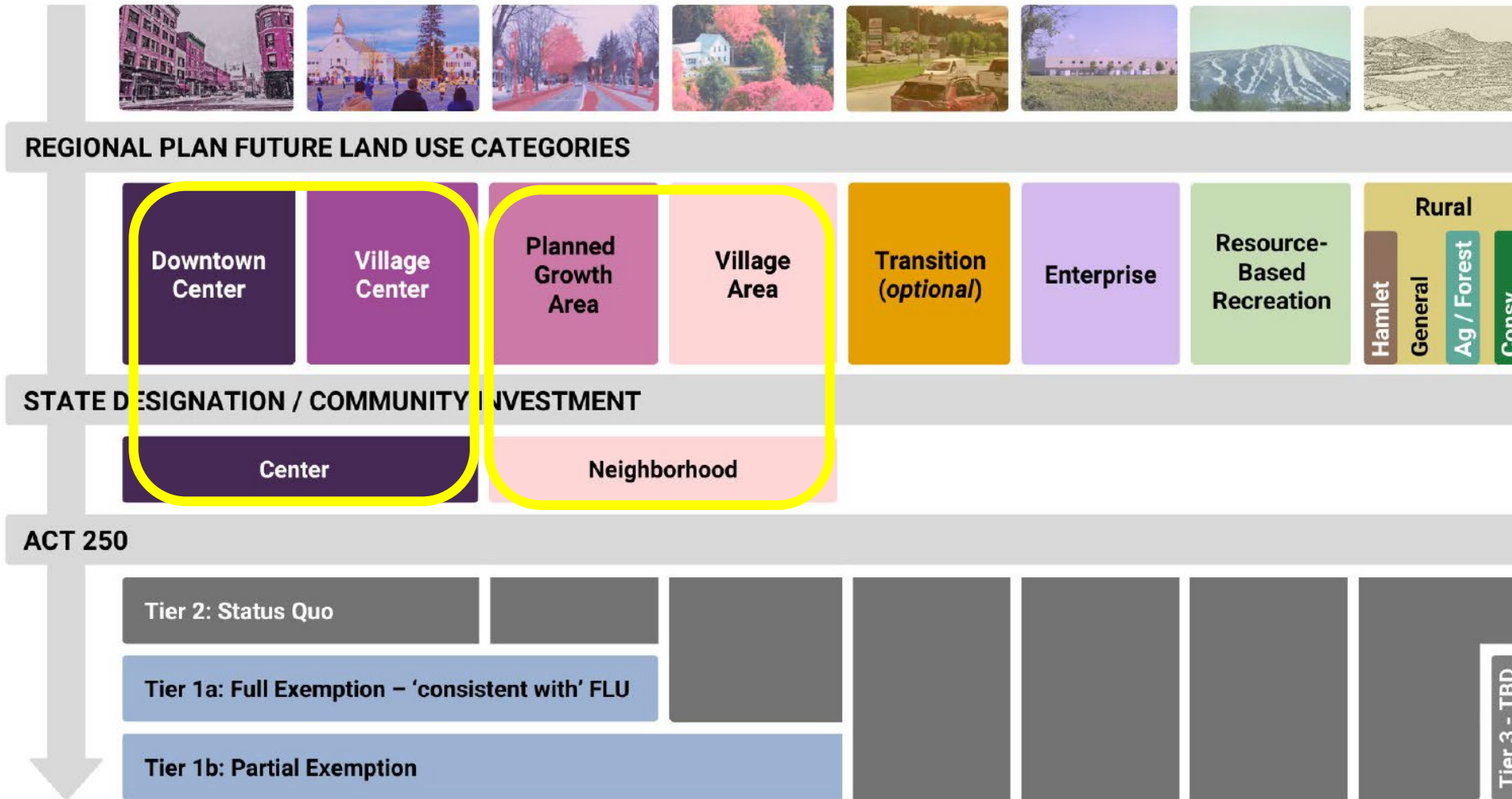
Act 181, what did the legislation do?

BETTER
Planning
Investment
Regulation

Major elements:

1. Simplify the number of designations from **5 to 2**
2. **Expand access** to the designation programs
3. Shift the designation process to a **new regional plan approval process**; designations derived from regional land use

Act 181: The New framework



PLACE-BASED

Planning

Investment

Regulation

Tier 3 subject to rulemaking; not derived from regional maps.
 This table represents land use, designation, and Act 250 jurisdiction categories, not land area acreage or percentage of land area.

Image courtesy of Kate McCarthy of CCRPC

Act 181: The New framework

Legacy Designation Transition

Existing state designations: New state designations:

Village Centers	Centers
Downtowns	
New Town Centers	
Neighborhood Development Areas	Neighborhoods
Growth Centers	

New Designation Mapping



4/10 **Regional Plan** Future Land Use Categories eligible for designation:

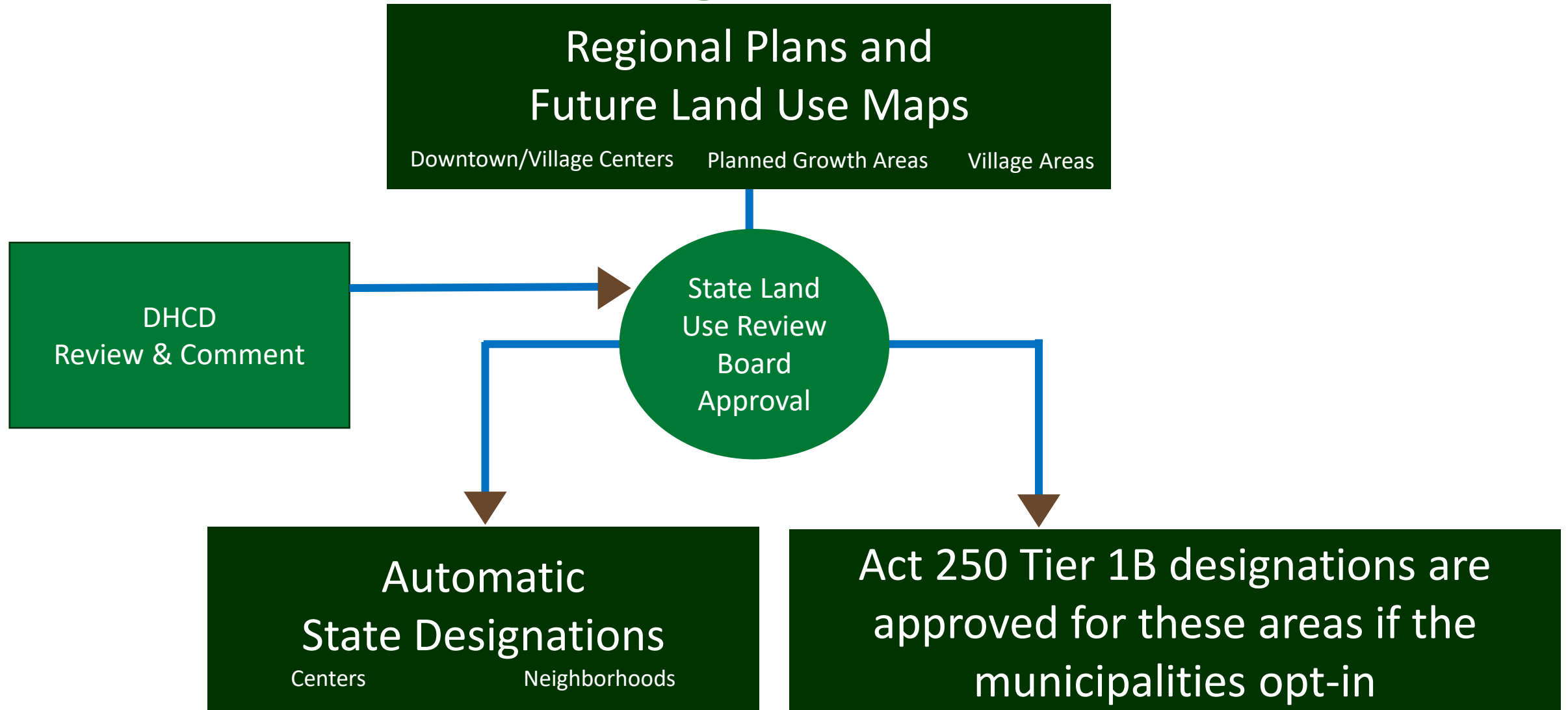
Downtown Center	Village Center	Planned Growth Area	Village Area

When **LURB** approves **regional plans**, they approve the these new **State designations** for the above categories:

Center		Neighborhood	
---------------	--	---------------------	--

*The **Community Investment Board** will implement the new system of smart growth incentives based on 2 state designations consistent with future land uses mapped in the new regional plans.*

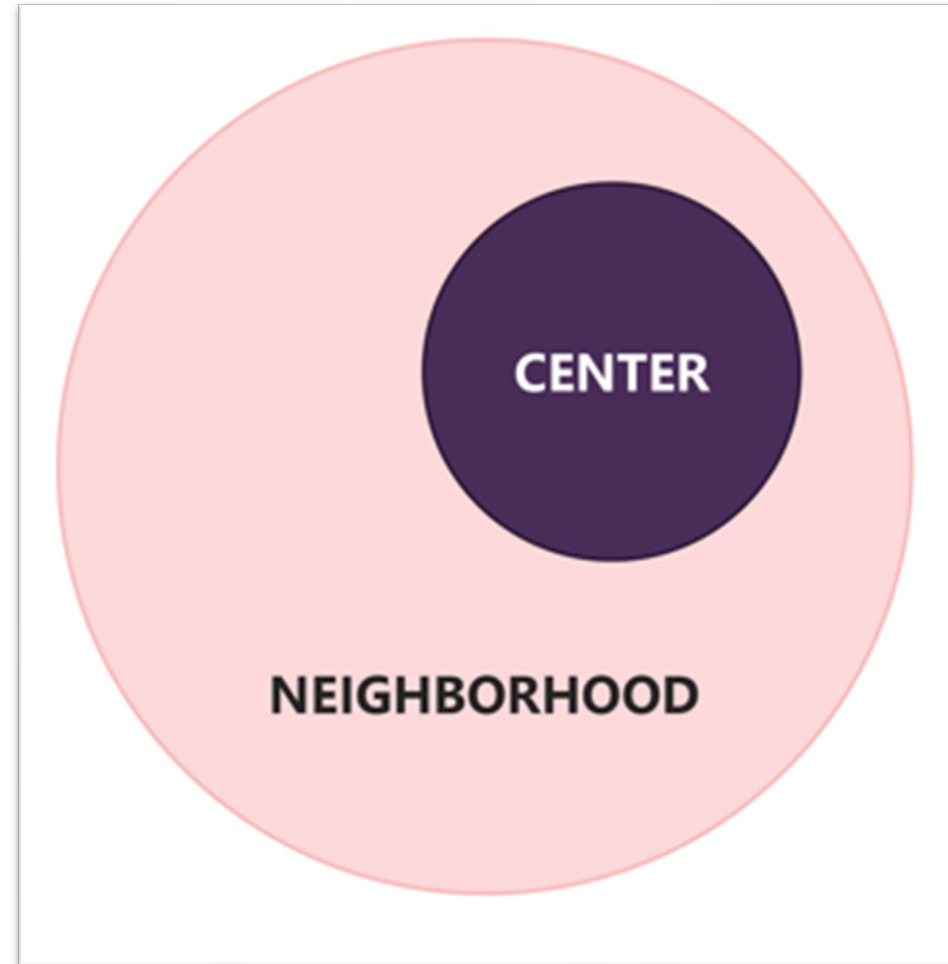
Act 181: How Designations Are Approved



New Designations for Community Investment

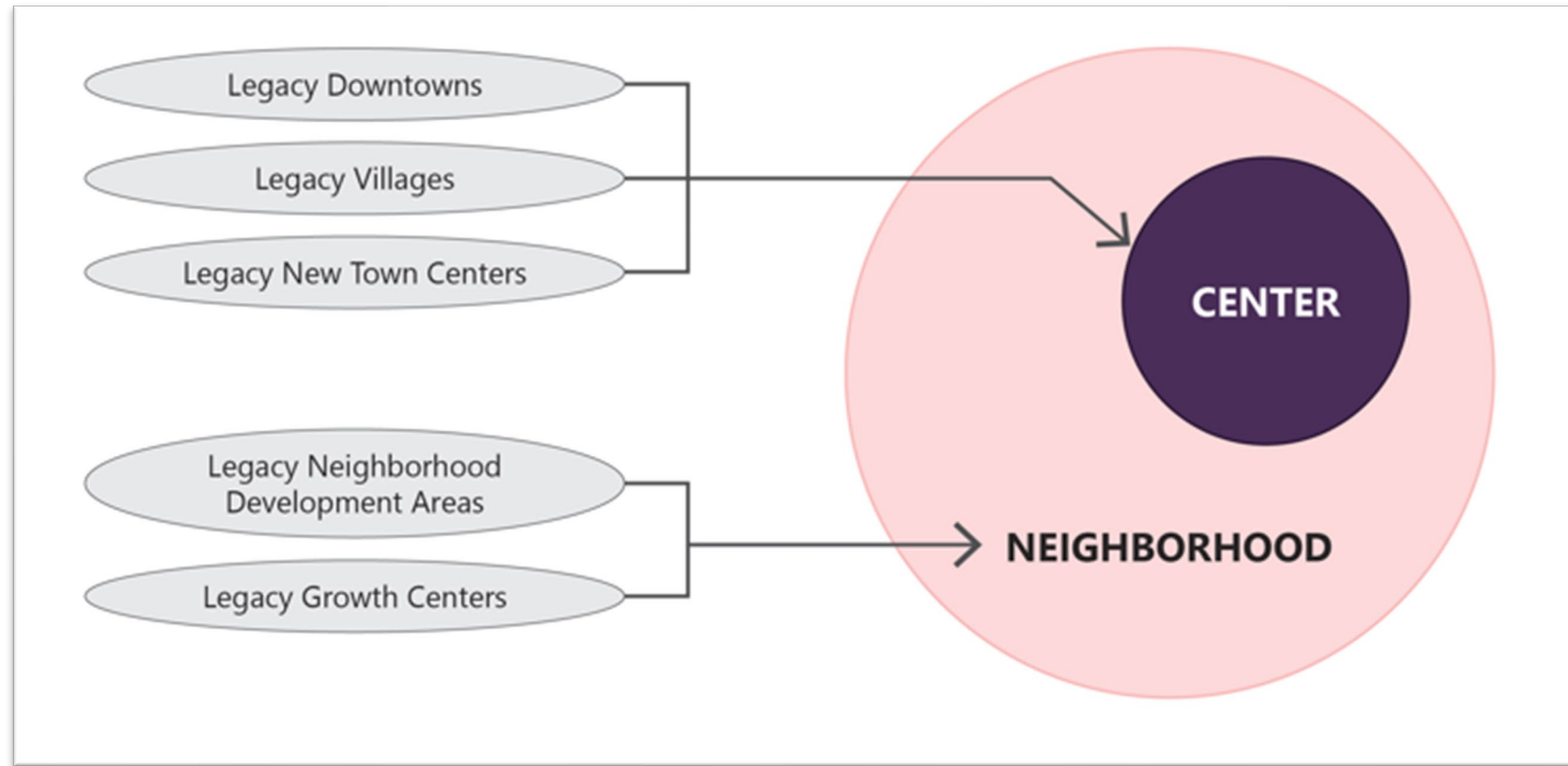
The new designation framework simplifies the five legacy designations into two categories:

Centers surrounded by
Neighborhoods.



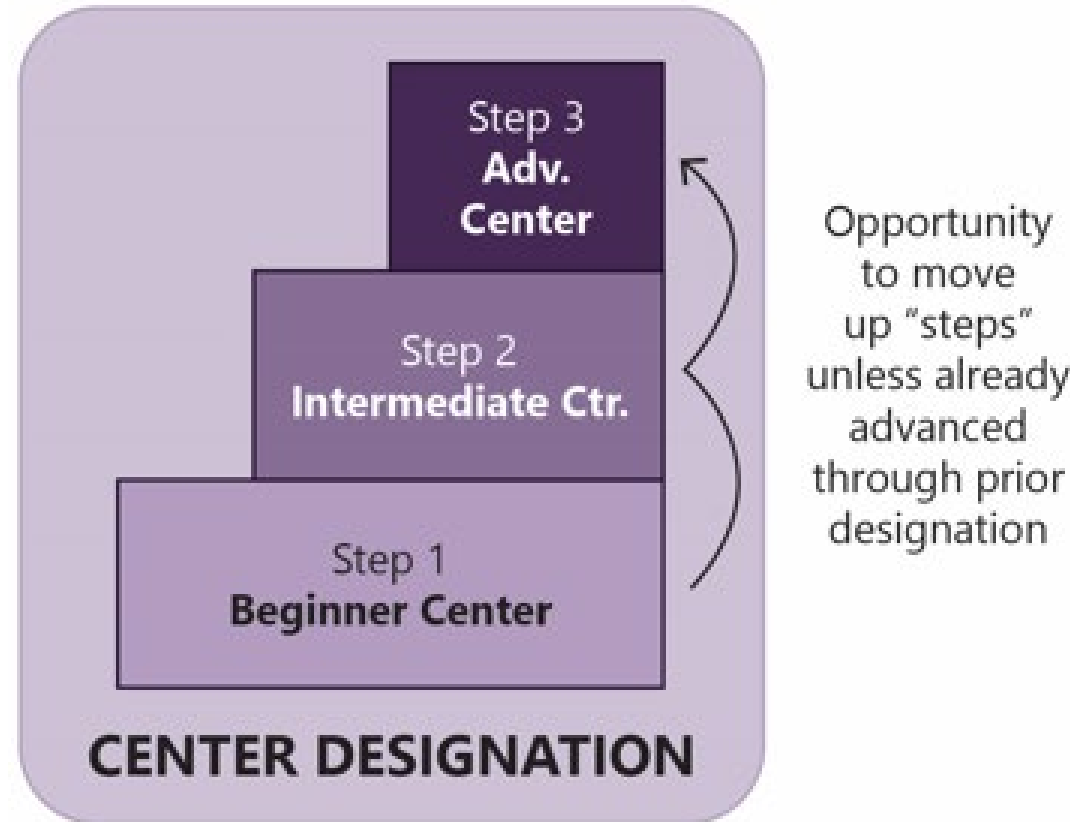
New Designations for Community Investment

- Legacy designations will be transferred into the new program with no loss of existing incentives for legacy designated areas during transition.
- Transfer occurs when Regional Future Land Use (FLU) map is approved by the Land Use Review Board (LURB) prior to December 2026.

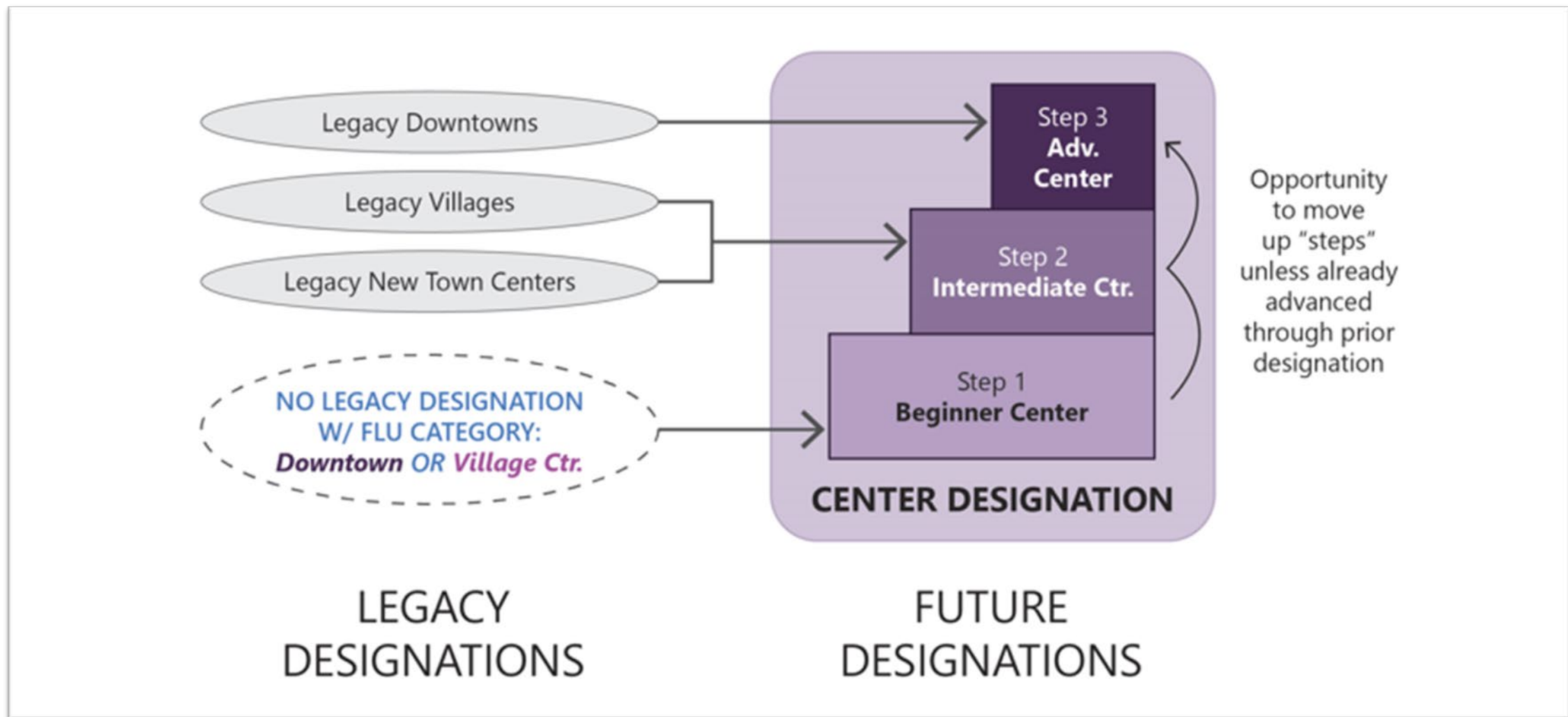


New Framework: Centers

1. **Organized into three "steps"** based on the characteristics of the downtown or village, local capacity, planning initiatives within the municipality.
2. **Expands program participation** by offering a lower-barrier pathway for all historic centers.
3. **Centers can "step up"** to access greater levels of incentives by demonstrating local commitment and alignment with goals of the program.



How Centers Transition



Center Requirements

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



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
○ Municipal Plans/Visioning/Assessment	X	X	X
○ 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

Benefits: Downtown Transportation Fund

The Downtown Transportation Fund supports revitalization efforts in designated downtowns each year with over **\$300,000** in funding. Past projects include streetscape improvements, electric vehicle charging stations, parking facilities, rail or bus facilities, utility relocation, street lighting and wayfinding signage.

Vergennes - Transportation Improvements Spark Revitalization Efforts

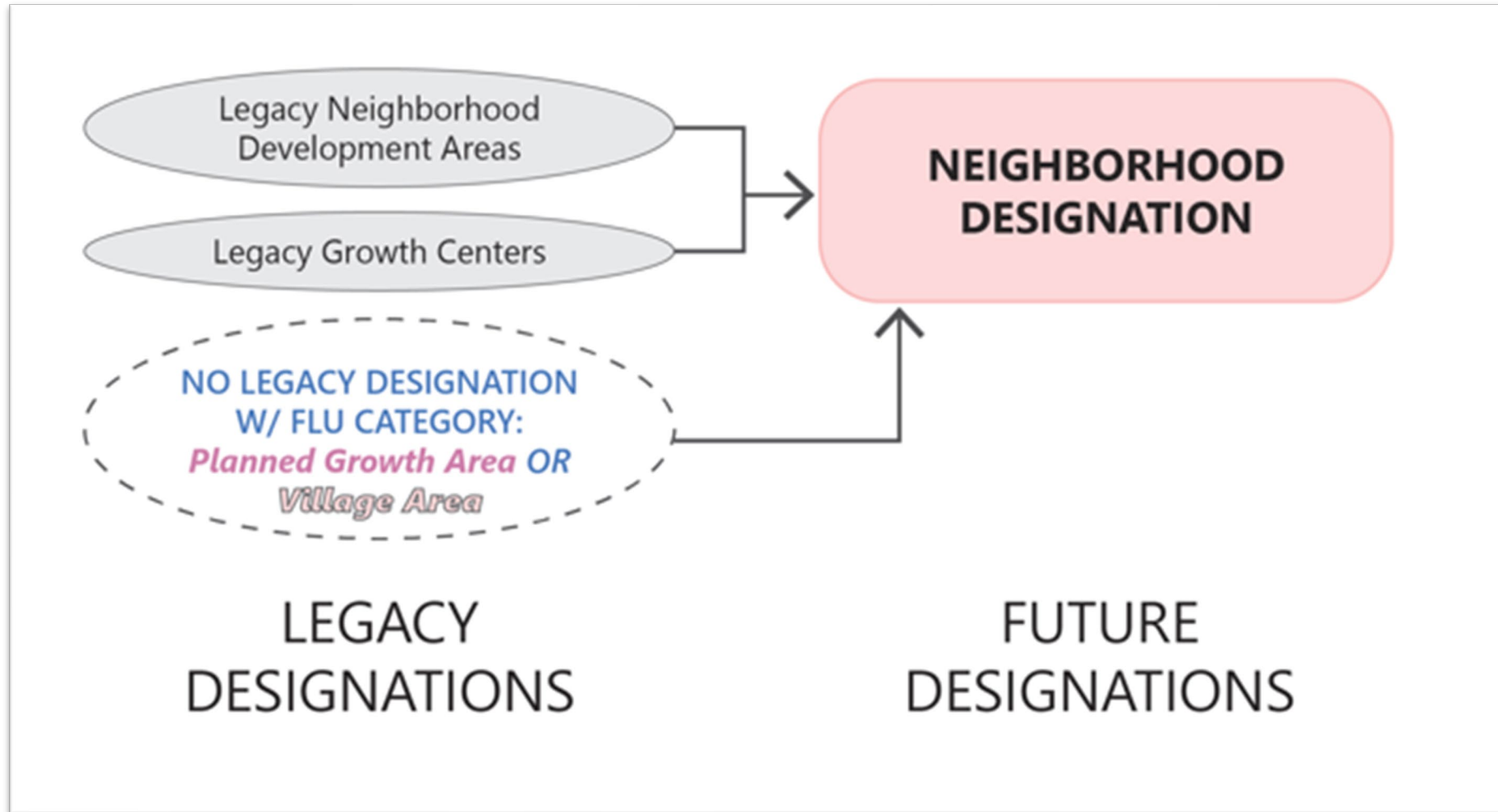


Before



After

How Neighborhoods Transition



Neighborhood Requirements

All proposed **neighborhoods** in regional plans must have the following characteristics:

- Mapped as a **planned growth area (PGA)** or **village area (VA)** in an approved regional plan;
- May include **legacy** add-on neighborhood development areas and growth center **designations**.
- The PGA/VA mapped for neighborhood designation **contiguous, compact and adjacent** and contiguous to a downtown/village center (except for required flood hazard and river corridor exclusions)
- Is generally within **walking distance** of an adjacent center.
- Is within a municipality with a duly adopted and approved **plan** and planning process confirmed by the RPC
- The municipality has adopted land use and development **regulations** for the neighborhood in accordance with [24 VSA 4414 \(zoning\)](#), [4418 \(subdivision\)](#), [4442 \(proper adoption\)](#).
- PGA and VA areas have some additional planning requirements.



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

Timeline

- **Designation Renewals.** Renewals of legacy designations were no longer required as of July 1, 2024. All existing designations remain through transition.
- **Legacy Designations.** All legacy designations will continue through December 31, 2025. There will be no loss of existing incentives for legacy designated areas during the transition, but regional plan must be approved by December 31, 2026.
- **Legacy Designation Applications.** Legacy designation intake ends December 31, 2025. Notify DHCD of your intent to apply ASAP. Deadlines to apply are the first Monday of the month, and some designations require pre-application meetings.

Timeline

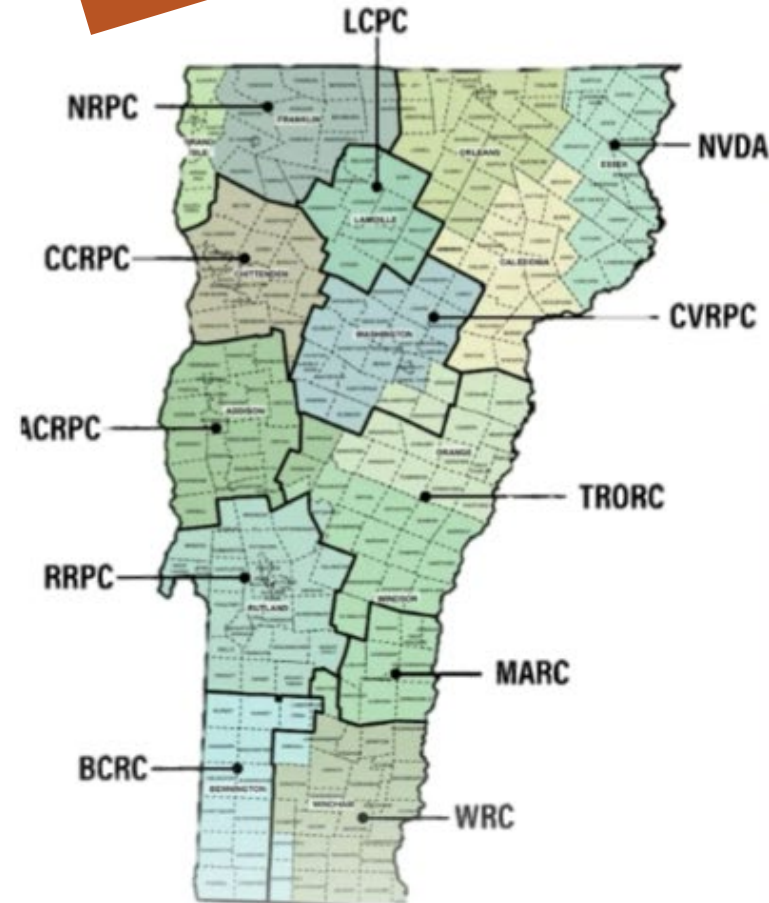
- **Deadline for Regional Plan Approval by State.** The Regional Planning Commissions will update Regional Plans and Future Land Use maps to establish the areas eligible for designation through December 31, 2026. State Land Use Review Board (LURB) will review for approval.
- **Legacy Designation Benefits Safety Net.** 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**

Timeline: Draft Regional Plan Schedule

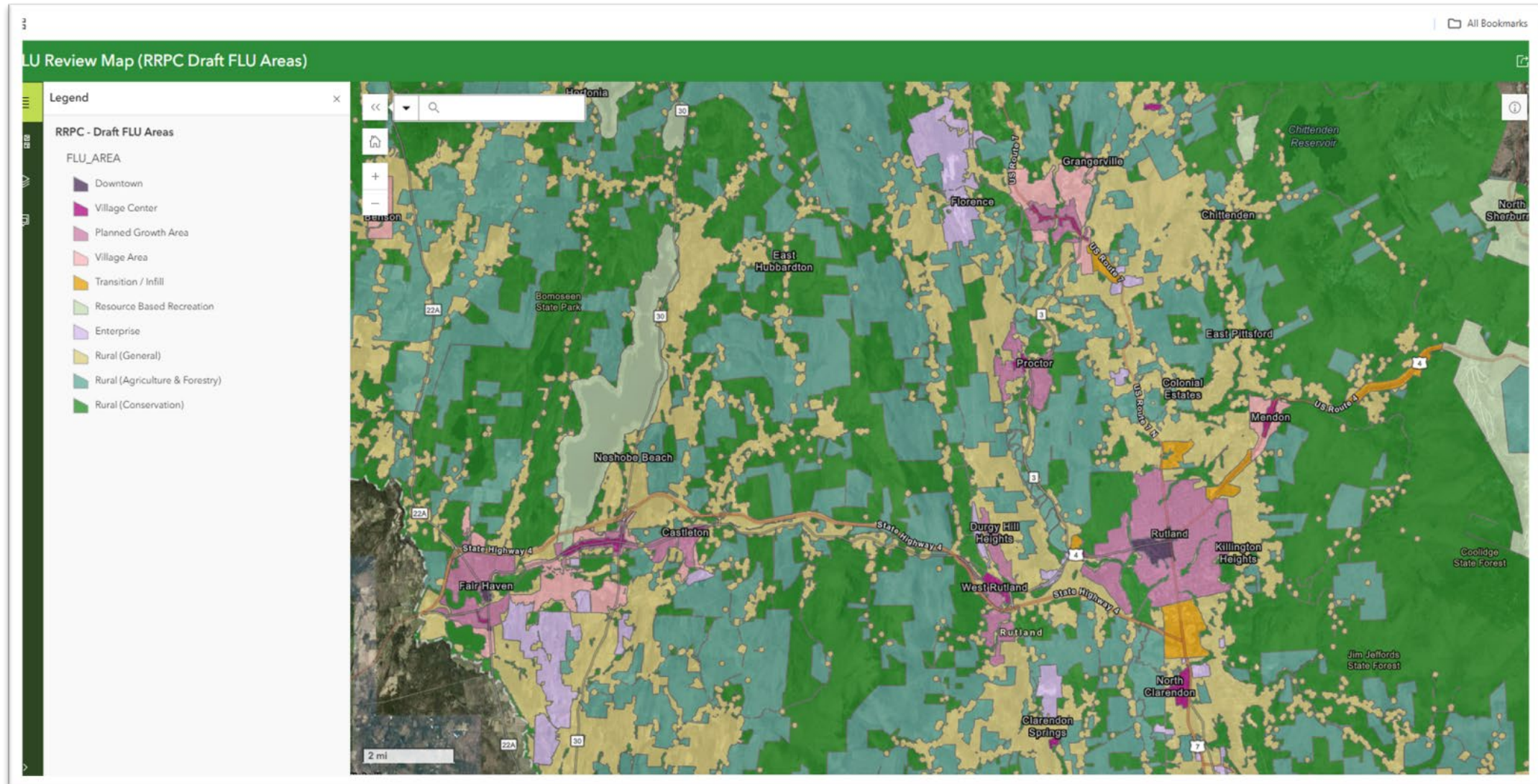
Regional Plan Schedule

Estimated timeframe for submission to LURB
for initial 60-day review in date order

Rutland RPC – *September 2025*
Northwest RPC – *October 2025*
Chittenden County RPC – *October 2025*
Central Vermont RPC – *November 2025*
Mount Ascutney RC – *December 2025*
Addison County RPC – *January 2026*
Lamoille County PC – *March 2026*
Bennington County RC – *April 2026*
Two Rivers-Ottawaquechee RC- *May 2026*
Northeastern Vermont DA – *June 2026*
Windham RC – *August 2026*



Proposed Regional Plan Mapviewer



Resources

- DHCD has "explainers" on the designation webpage and printouts here.

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

Resources & Implementation

- Drafted a Department **review checklist and process** for RPC future land use area (FLUA) maps
- Drafting "**Step-Up**" **applications** with Step 3 Downtown Center **renewal process and guidance**
- Drafting **guidance** for municipalities to support necessary planning to step-up (especially in downtowns without form-based/design code or historic preservation regulations)
- **Municipal Planning Grants** for Step Up work.
- Drafting FLUA mapping data schema for **tracking** designated centers (steps) and neighborhoods in the Planning Data Center.

Data Center

Search

COLUMNS

FILTERS

EXPORT

< 1 2 3 ... 14 >

Name ↑	Designation Program	Municipality	Inception Date	Most Recent Renewal	Renewal Date	4-Year Check In	5-Year Check In	10-Year Check In	15-Year Check In
Adamant	Village Center	Calais	Jan 2014	Jan 2022	Jan 2030				
Addison	Village Center	Addison	Jun 2019	Jun 2019	Jun 2027				
Albany	Village Center	Albany	Apr 2018	Apr 2018	Apr 2026				
Alburgh	Village Center	Alburgh	Jan 2008	Jan 2018	Jan 2026				
Algiers	Village Center	Guilford	Jan 2006	Jan 2024	Jan 2032				
Arlington	Village Center	Arlington	Mar 2016	Mar 2024	Mar 2032				
Ascutney	Village Center	Weathersfield	Sep 2018	Sep 2018	Sep 2026				
Bakersfield	Village Center	Bakersfield	Jun 2011	Jun 2024	Jun 2032				
Barnard	Village Center	Barnard	Nov 2016	Nov 2016	Nov 2024				
Barnet	Village Center	Barnet	Jun 2019	Jun 2019	Jun 2027				
Barre City	Downtown	Barre City	Oct 2000	Oct 2016	Oct 2024	Oct 2020			
Barton	Village Center	Barton	Jan 2019	Jan 2019	Jan 2027				
Beecher Falls	Village Center	Canaan	Jun 2017	Jun 2017	Jun 2025				
Bellows Falls	Downtown	Rockingham	Dec 1999	Sep 2016	Sep 2024	Sep 2020			
Belmont	Village Center	Mount Holly	Apr 2003	Apr 2024	Apr 2032				
Bennington	Downtown	Bennington	Jan 1999	Jan 2018	Jan 2026	Jan 2022			
Bennington	Growth Center	Bennington	Oct 2008	Oct 2023	Oct 2043		Oct 2028	Oct 2033	Oct 2038
Benson	Village Center	Benson	Apr 2004	Apr 2023	Apr 2031				

UPDATES UNDERWAY

Municipal Planning Grants

- Funds a wide variety of local planning projects.
- Can help a community meet requirements for a **Center Steps 2 & 3** like form-based code or capital plans.
- Competitive based on readiness, partnership, state priorities and approach.
- Deadline to apply is November 3, 2025
- One application per municipality: individual or multi-town apps allowed
- Max awards: \$30,000 for individual applications or \$45,000 for multi-town applications
- 10% local cash match required; 24 months to complete a project
- Learn more at: [Municipal Planning Grant | Agency of Commerce and Community Development](#)

VERTA

Register!

Reimagining Rural Capacity Summit

A hands-on day of research, ideas, and action to
strengthen small town planning and development



Free! Register Now.



tinyurl.com/verta-summit

Free lunch & mileage
reimbursement

VERTA

VERMONT EVALUATION OF
RURAL TECHNICAL
ASSISTANCE



Questions & Discussion



Thank You

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Planning & Policy Manager

Gary Holloway | 802.522.2444

Gary.Holloway@vermont.gov

Downtown Program Manager

Community Planning + Revitalization
Department of Housing & Community Development
Agency of Commerce and Community Development

Act 250 Protects

**Understanding
Tier 3 and the
Road Rule**

**Municipal Day
October 17, 2025**

**Alex Weinhagen
Land Use Review Board**



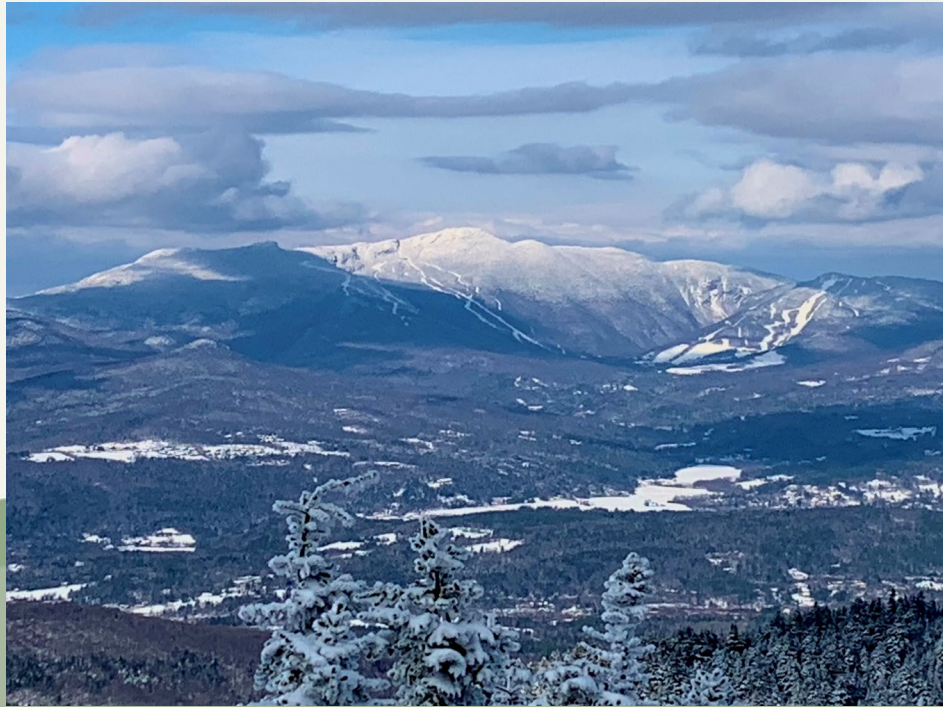
Act 250

Enacted in 1970, Act 250 regulates development at the statewide level

Purpose:

- Encourage appropriate development to promote public health, prosperity, efficiency, and general welfare.
- Protect the human and natural environment.
- Maintain Vermont's historic settlement pattern of compact village and urban centers separated by rural countryside.
- Support land conservation as well as equitable access to infrastructure, including housing.
- Encourage citizen participation.

Act 250 works to ensure that development contributes to the vibrancy of Vermont's communities and economy, but not at the expense of Vermont's landscape.



Citizen-Based Review Process

Major projects

- Notice of hearing
- Public hearing with District Commission
- Site visit

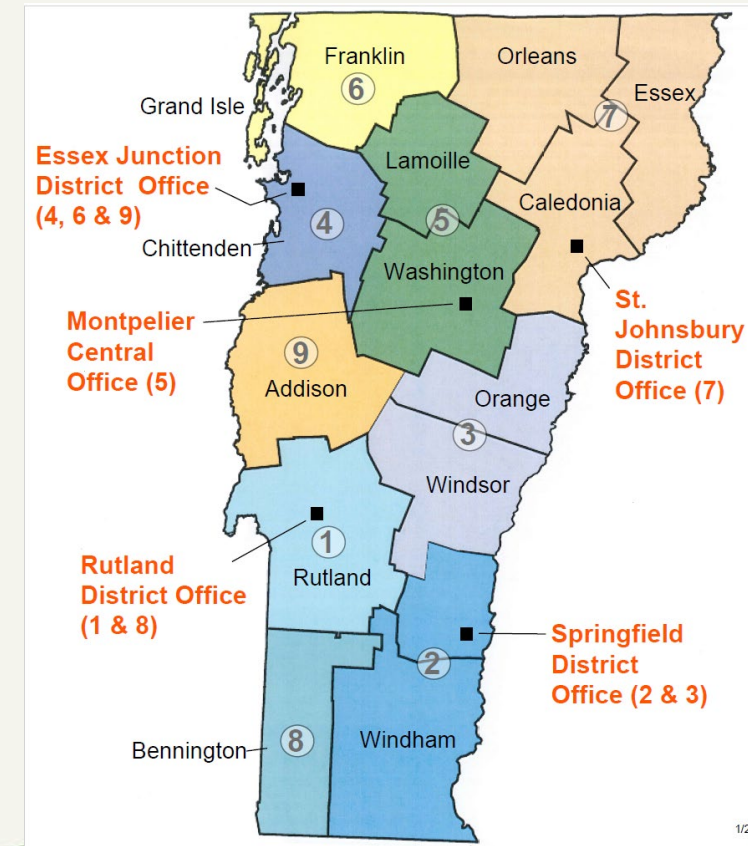
Minor projects

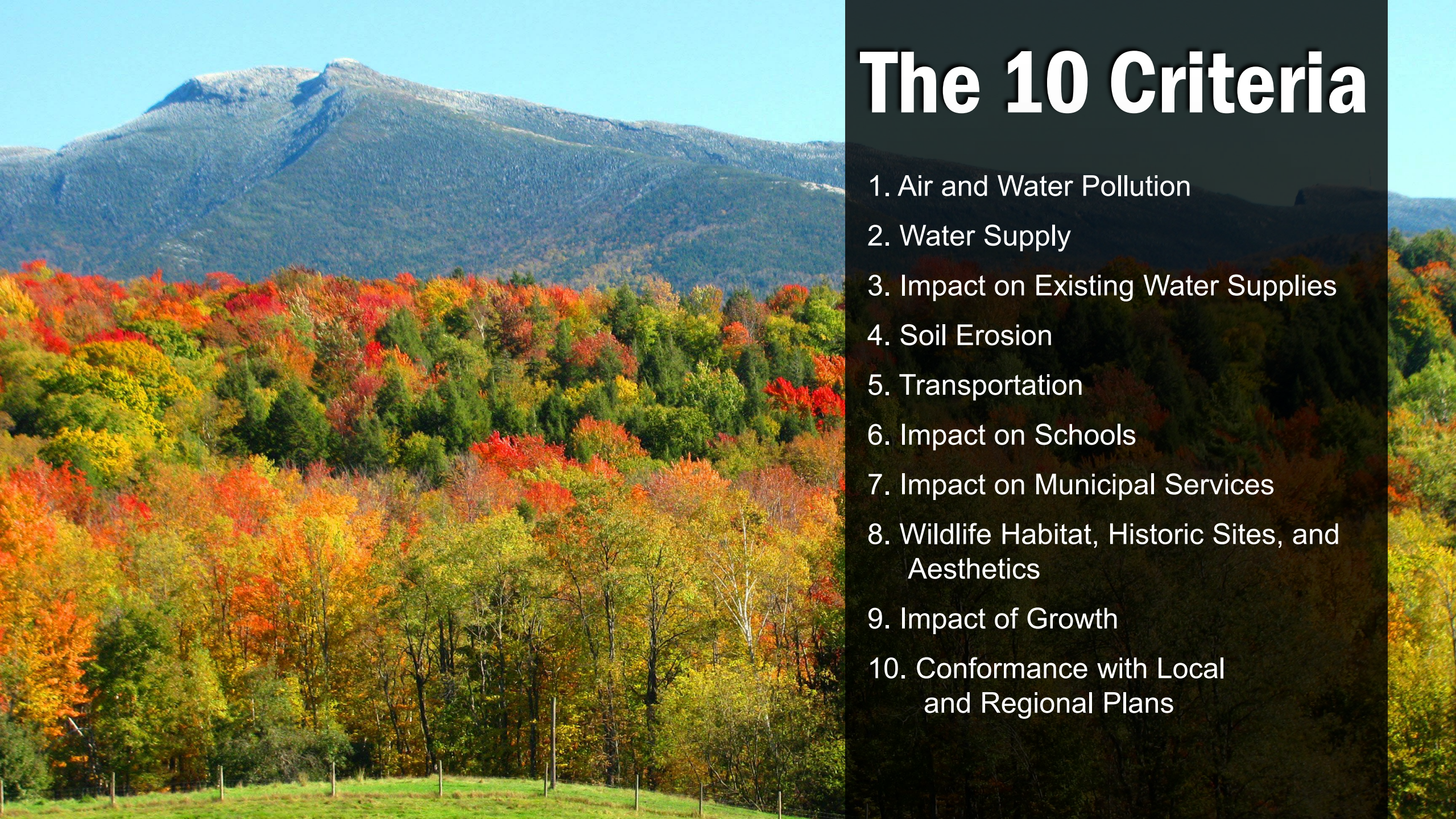
- Notice of draft decision
- Hearing held if requested

Administrative Amendments

- For simple changes to existing decisions
- No notice; administrative approval

Nine District Commissions





The 10 Criteria

1. Air and Water Pollution
2. Water Supply
3. Impact on Existing Water Supplies
4. Soil Erosion
5. Transportation
6. Impact on Schools
7. Impact on Municipal Services
8. Wildlife Habitat, Historic Sites, and Aesthetics
9. Impact of Growth
10. Conformance with Local and Regional Plans

Act 250 Jurisdiction

Subdivision

- 10 or more lots in towns with zoning
- 6 or more lots in towns without zoning



Housing Units – 10 or more

Commercial Development

- on a lot of 10 acres or more in towns with zoning
- on a lot of 1 acre or more in towns without zoning



Most Development Above 2500'

Act 181 took effect June 2024

- Implements phased changes to Act 250's organizational structure, staffing, jurisdiction, and Board responsibilities.
- Changes are phased over the coming years.
- New location-based jurisdiction
 - New road construction
 - Tier areas



Tier Areas

Tier 1 – areas planned for growth

- Jurisdiction reduced or eliminated

Tier 3 – critical natural resource areas

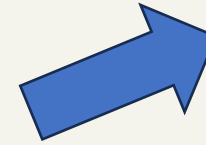
- Jurisdiction increased

Tier 2 – rest of Vermont

- Jurisdiction the same plus road construction provision

**NOT a
Development
Prohibition**

- *Development still allowed*
- *Act 250 permit required
(with some exceptions)*



Tier 3 – 17 Resource Areas Considered

River Corridors	★ Steep Slopes	Flood Hazard Areas
★ Headwater Streams	★ High Elevations (below 2500')	Source Water Protection Areas
★ Habitat Connectors of Statewide Significance	Rare, Threatened, Endangered (RTE) Species	Hydric Soils (possible wetlands)
Riparian Areas	Interior Forest Blocks	Sand and Gravel Deposits
Class A Waters	Urban Forests	Undeveloped Shoreline
★ Natural Communities	Farmland & Agricultural Soils	

Tier 3 – Alternative Permitting/Protection

Examples:

- **River Corridors** – Targeted ANR permit system in 2028
- **Riparian Areas** – More appropriate as part of ANR river corridor permitting system and/or its own statewide permit program
- **Interior Forest Blocks** - Geographic extent too broad (77% of Vermont). Substantial portion covered by new Act 250 Road Construction provision (as of July 1, 2026).
- **Rare, Threatened, Endangered Species** – Incomplete mapping. Known occurrences protected by existing Vermont law.



Tier 3 Areas

**1. Significant
Natural
Communities**

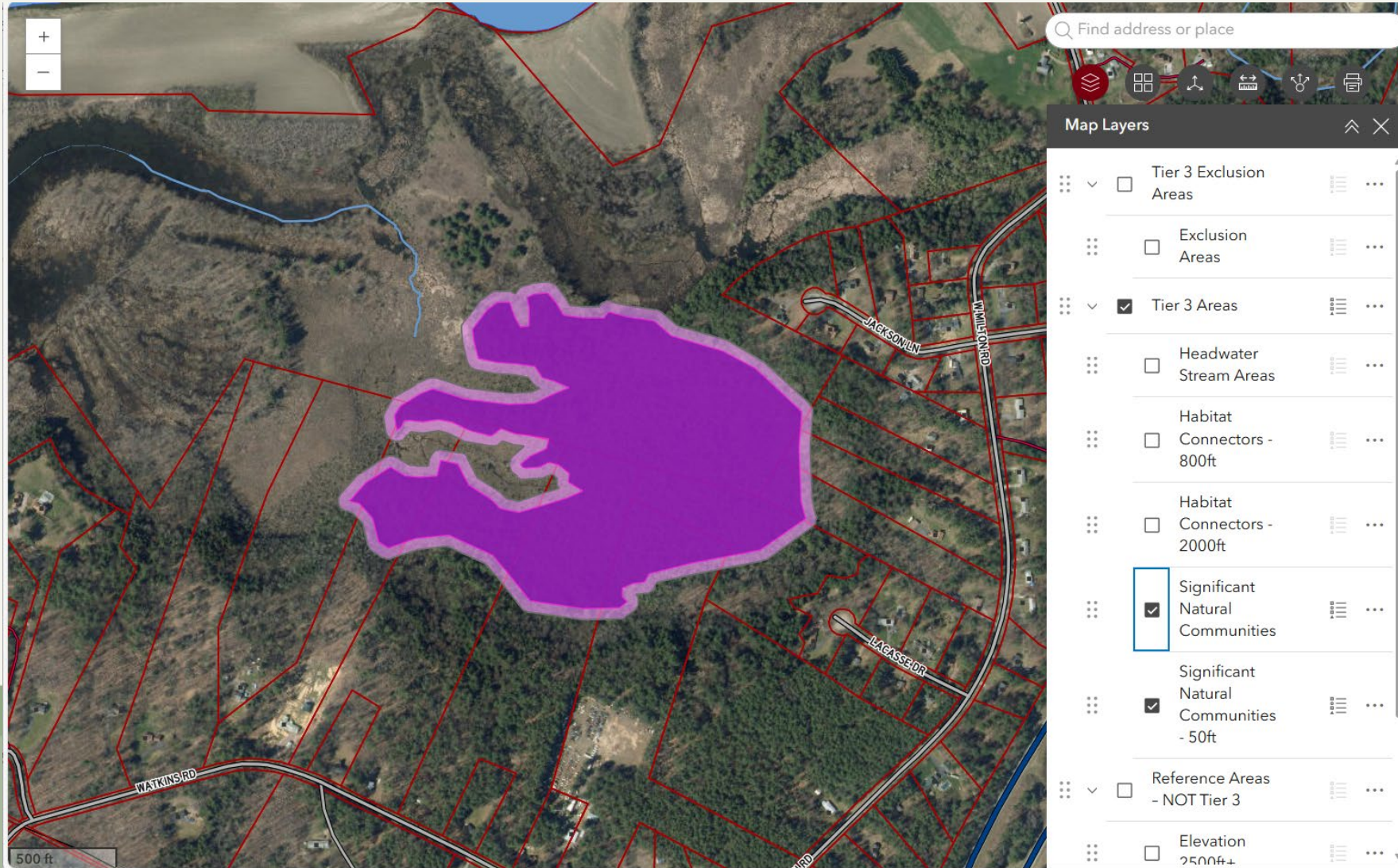
**2. Headwater
Stream Areas**

- **Steep slopes**
- **Poorly drained soils**
- **Higher elevation**

**3. Habitat
Connectors**

Focus on most sensitive areas

Tier 3 Map Viewer



Significant Natural Communities

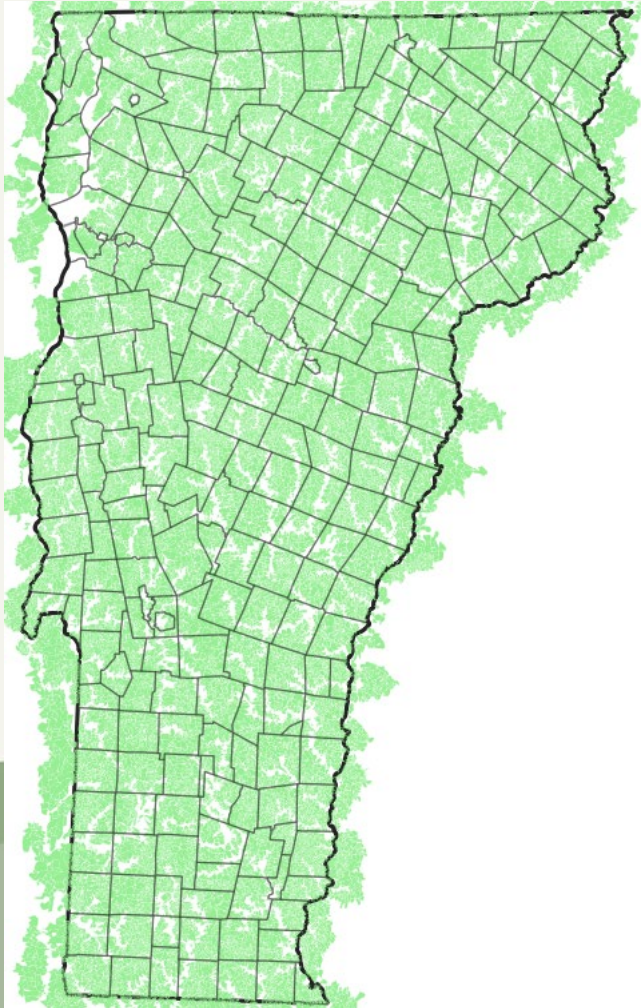


Mapping refinement:

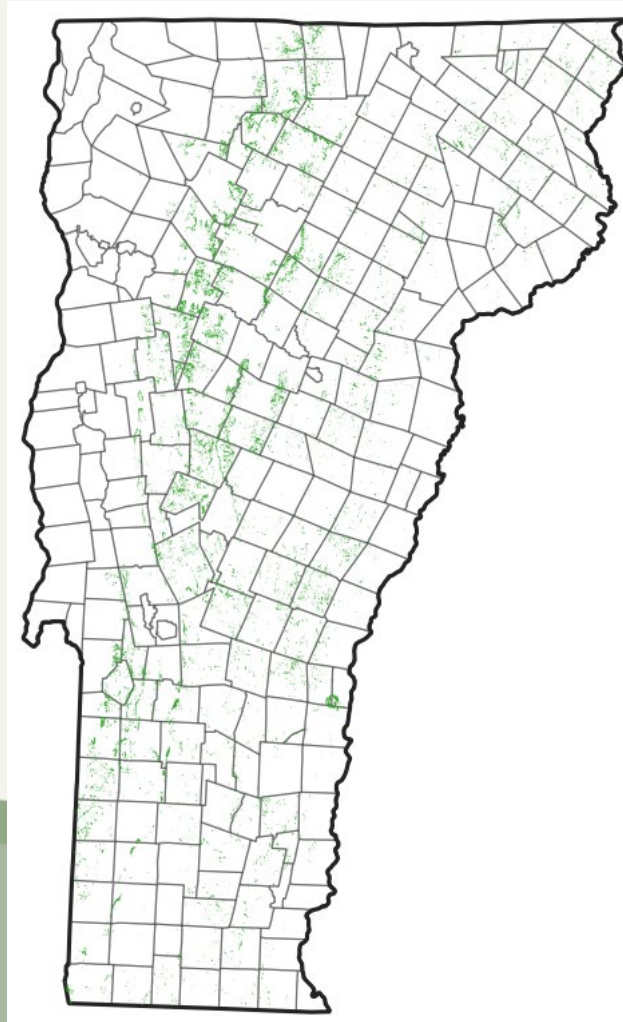
- **Very Rare (S1) and Rare (S2) types**
- **Upland types only – wetland types already protected**
- **50-foot buffer added**

Focus on most sensitive areas

Initial Mapping = 90+% of VT



Refined Mapping = 2.2% of VT



*Headwater
Stream Areas*

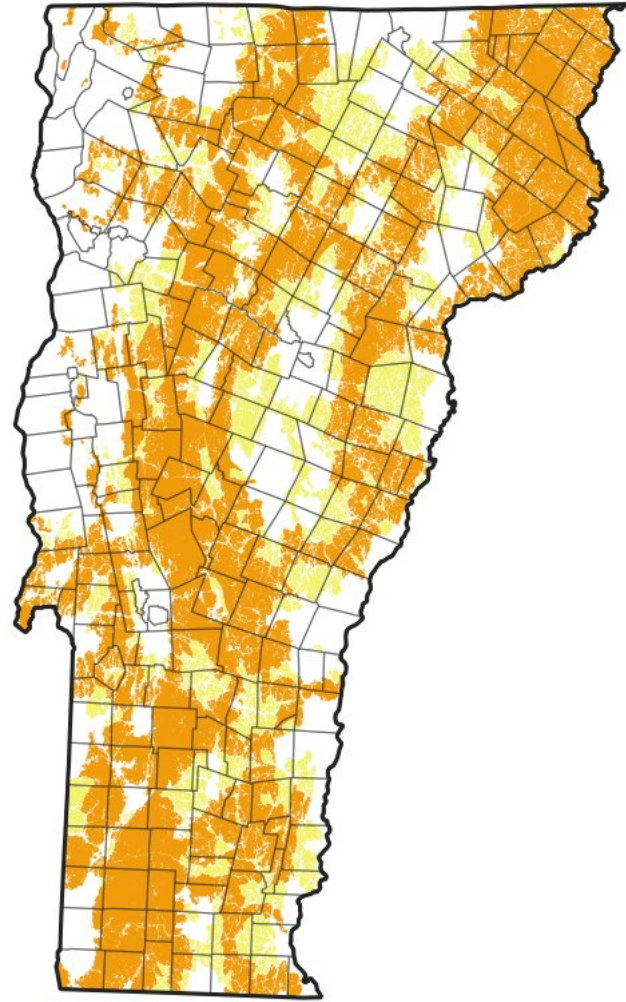


Mapping refinement;
intersect with:

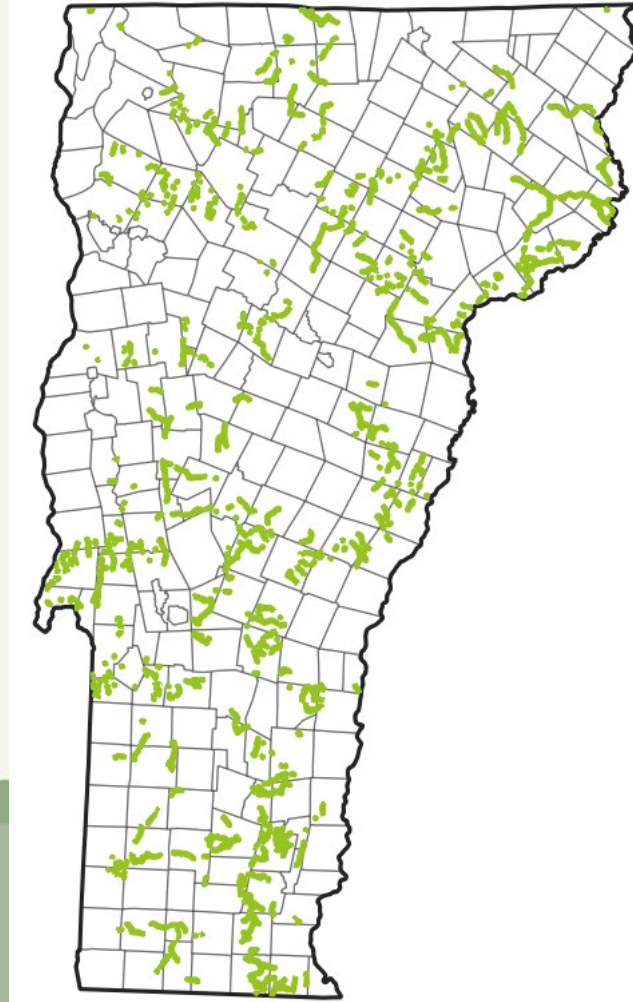
- Steep Slopes 35%+
- Poorly drained soils
- Elevation 1200'-2500'

Focus on most sensitive areas

Initial Mapping = 60+% of VT



Refined Mapping = 6.6% of VT



Habitat Connectors



**Mapping refinement;
focus on habitat
connections near roads***

- **Highest Priority
wildlife road crossing
segments**
- **Highest Priority
Connectivity Blocks**

* interior forest development
covered by separate road
construction jurisdiction

Focus on most sensitive areas

Total Tier 3 Area

4.5% - 8.8% of VT

263,000 – 521,000 acres

per draft 2
subject to change

Significant Natural Communities

- 0.3% of VT; 16,000 acres

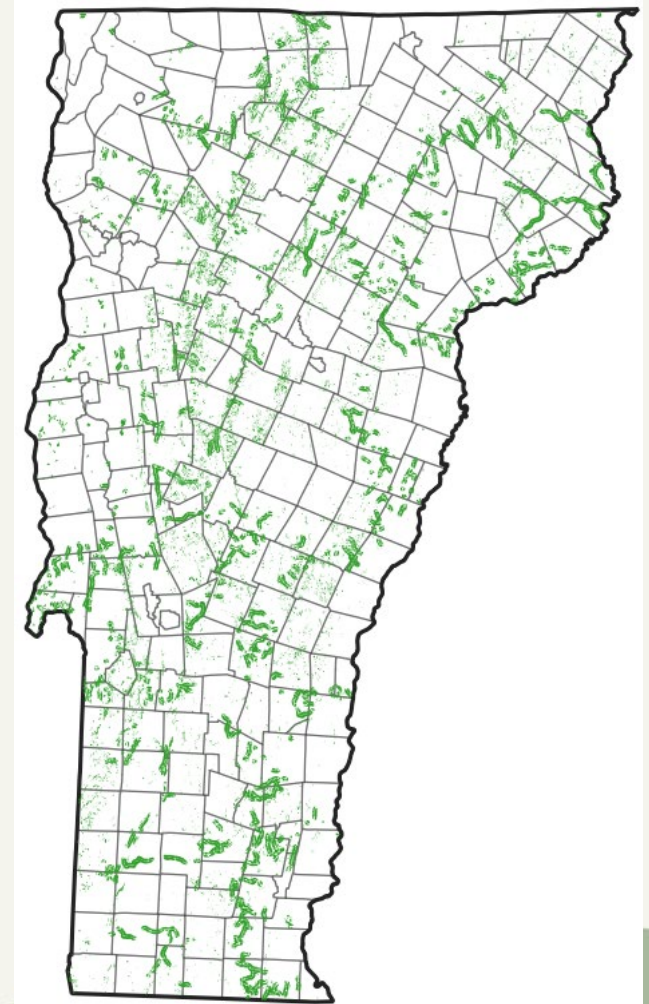
Headwater Stream Areas

- 2.2% of VT; 129,000 acres

Habitat Connectors

- 2.1% - 6.6%; 122,000 – 387,000 acres
(800-foot option vs. 2000-foot option)

Tier 3 Areas (draft 2)



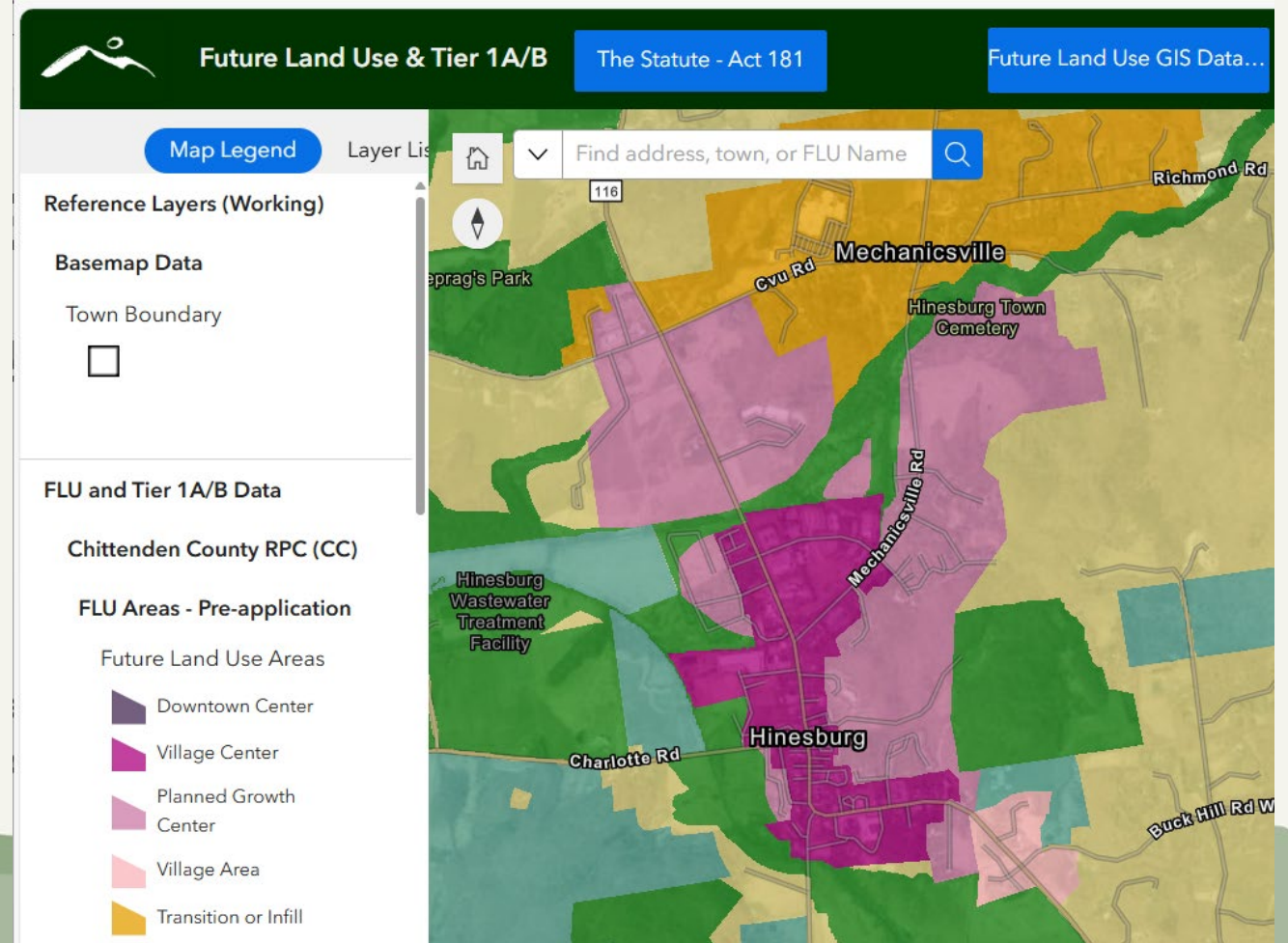
Exclusion Areas – Tier 1 Potential

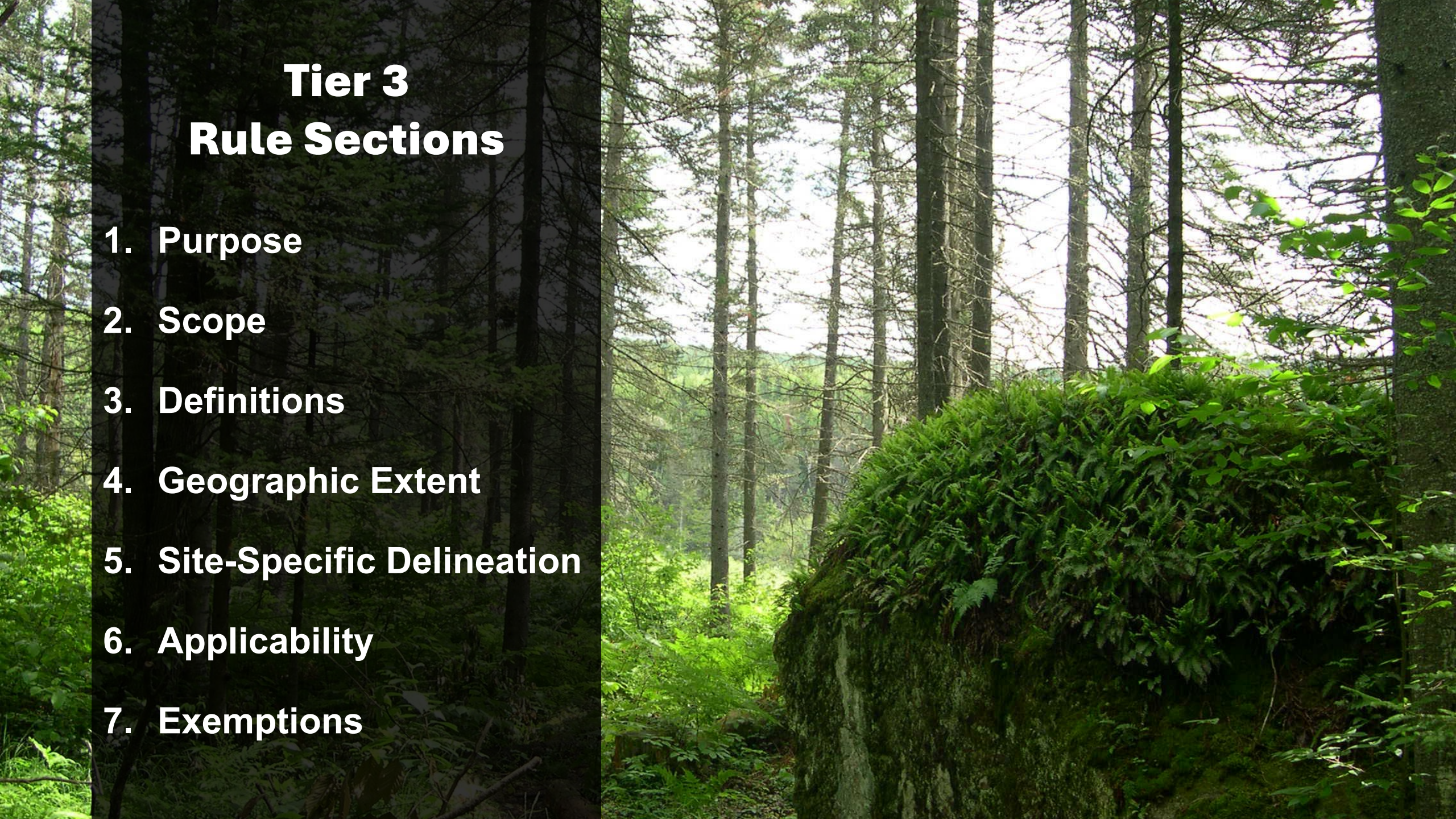
Future Land Use Areas *with Tier 1 potential*

- Downtown Centers
- Village Centers
- Planned Growth Areas
- Village Areas

Helps ensure that no municipality is disproportionately impacted by Tier 3 designations that would limit reasonable opportunities for Tier 1 or Tier 2 designations

Hinesburg, Chittenden County





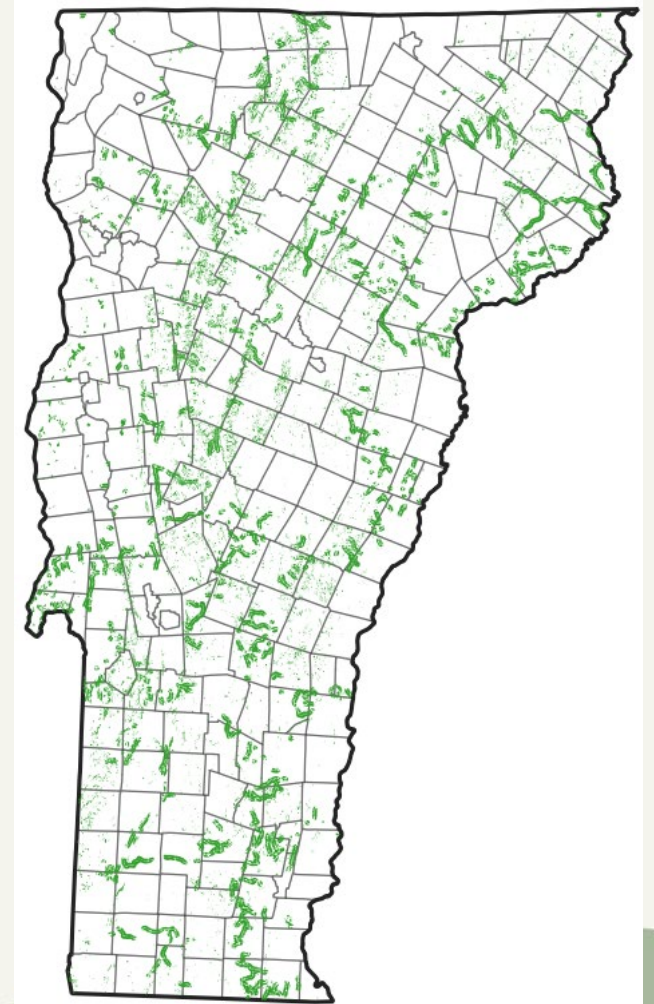
Tier 3 Rule Sections

- 1. Purpose**
- 2. Scope**
- 3. Definitions**
- 4. Geographic Extent**
- 5. Site-Specific Delineation**
- 6. Applicability**
- 7. Exemptions**

Rule Highlights

- **Recommendations for resources not selected**
 - Flood hazard areas
 - River corridors & riparian areas
- **Rules will evolve over the years**
 - New statewide data and ANR mapping updates
 - Resource area protection status
- **Site-specific correction option**

Tier 3 Areas (draft 2)



Rule Highlights

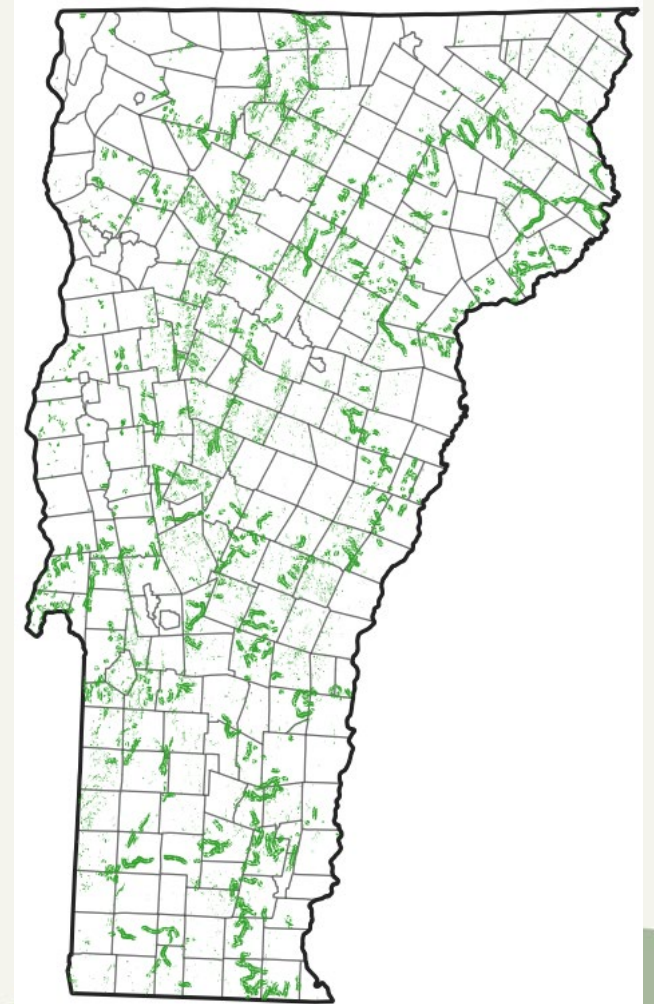
- **Applicability in Tier 3 Areas**

- Development/Construction
- Subdivision – no Act 250 permit required; Jurisdictional Opinion only

- **Jurisdictional Extent**

- Tier 3 portion of project area
- NOT entire parcel. NOT entire project.

Tier 3 Areas (draft 2)



Rule Highlights - Exemptions

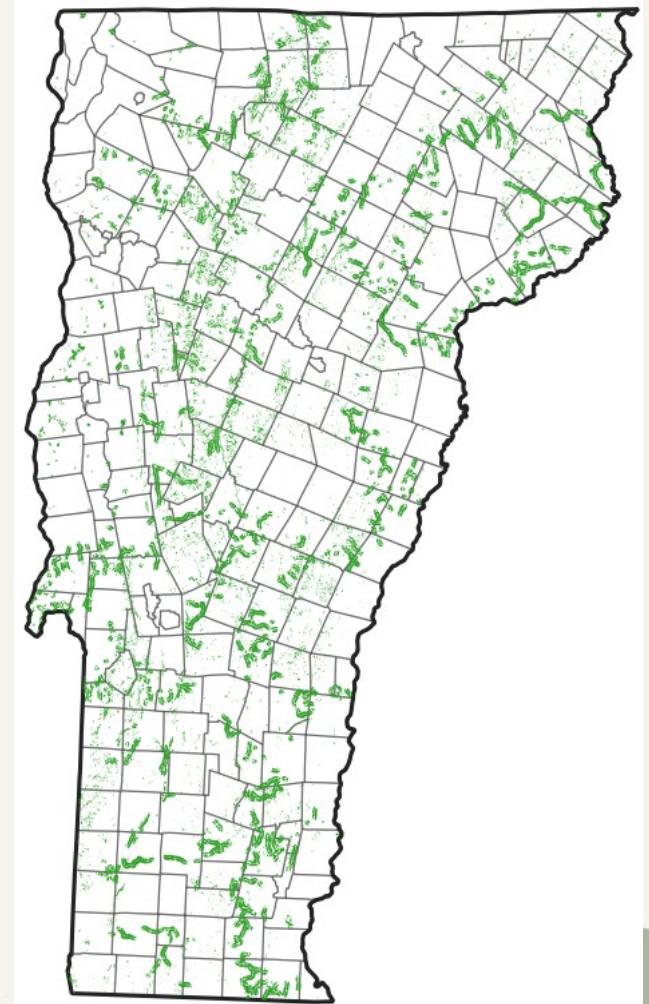
- **All existing Act 250 Exemptions**

- Farming, logging, forestry including associated roads
- Most home occupations
- Accessory dwelling units (until July 1, 2028)

- **Tier 3 specific exemptions**

- Construction within 50 feet of existing structures
- Construction of small structures (200 sq feet or less)
- Water/wastewater for existing structures
- Road/utility related construction within 50 feet of existing roads, driveways, railroads, etc.
- Construction to maintain existing trails

Tier 3 Areas (draft 2)



Areas that need more work

- **Habitat Connectors**

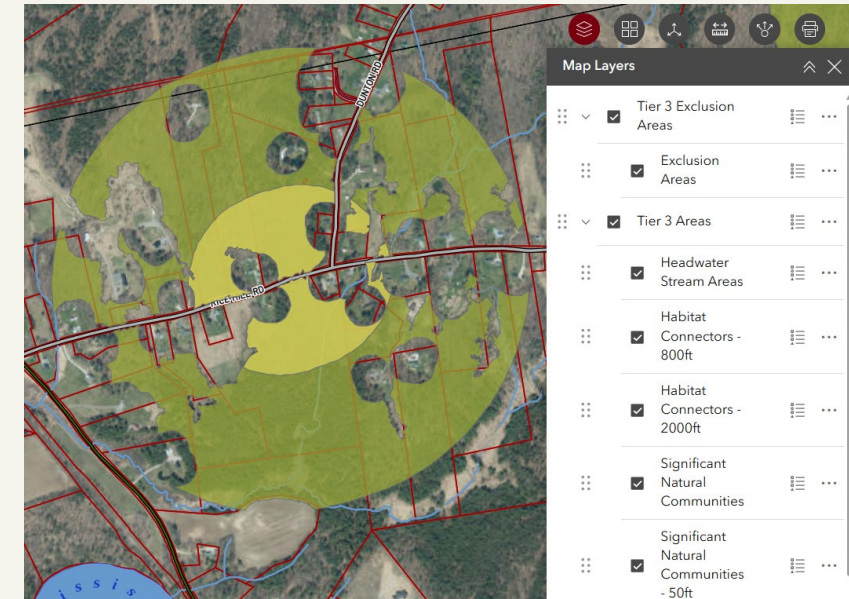
- Select a distance option: 800', 2000', Other?
- Reduce/refine road buffers
- Add regionally significant connectors – e.g., Shutesville corridor (Waterbury/Stowe)

- **Trails** – level of exemption

- **Exclusion Areas** – future land use areas

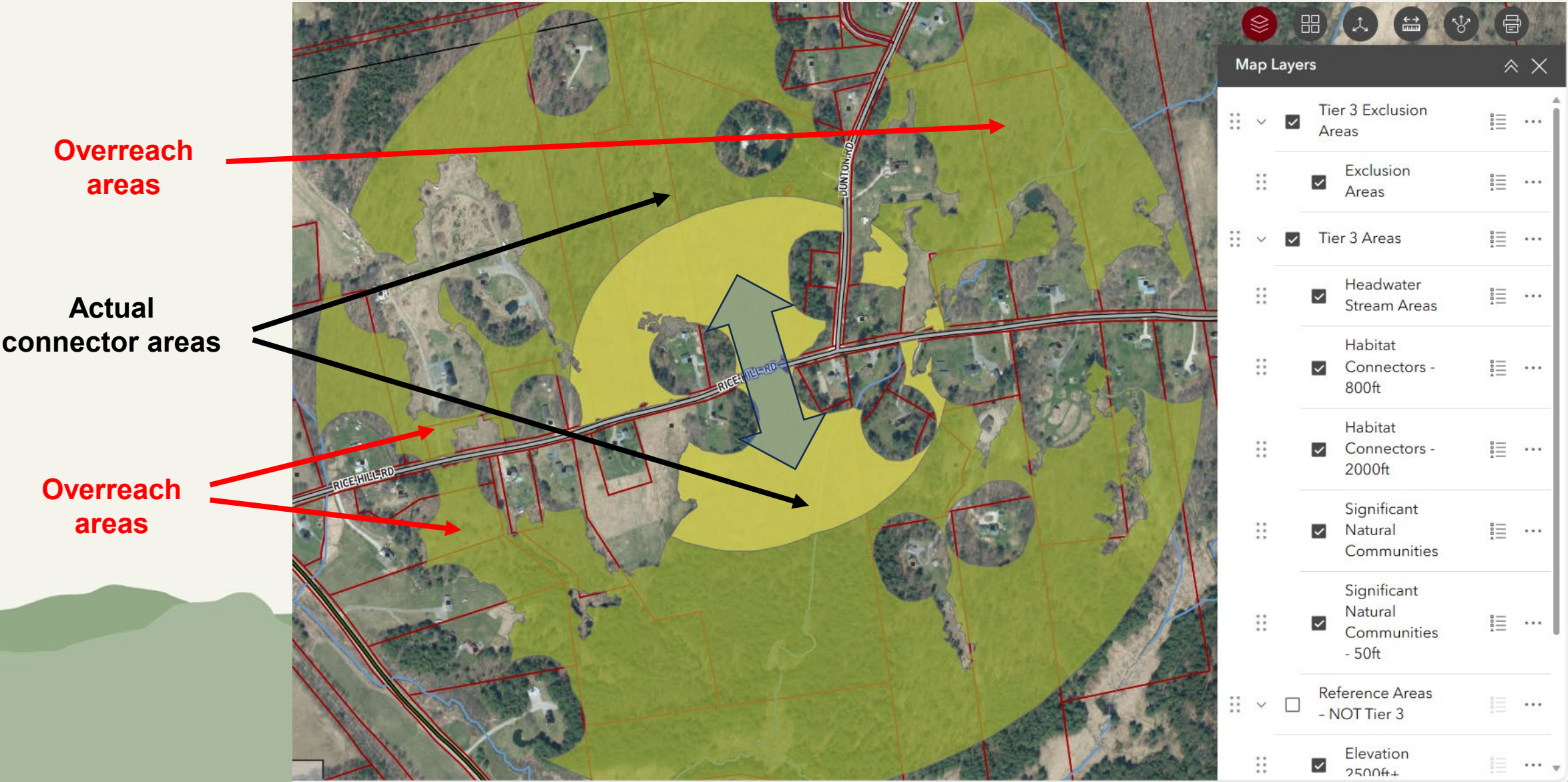
- **Municipal & Landowner Education**

Road buffer overreach, Sheldon, VT
(see next slide)



Habitat Connector

Road buffer overreach, Sheldon, VT



Road Construction Jurisdiction

aka the "Road Rule"

*effective
July 1, 2026*

New development or subdivision served by:

- New road longer than 800 feet
- New road and driveway longer than 2000 feet
- New road/driveway constructed after July 1, 2026

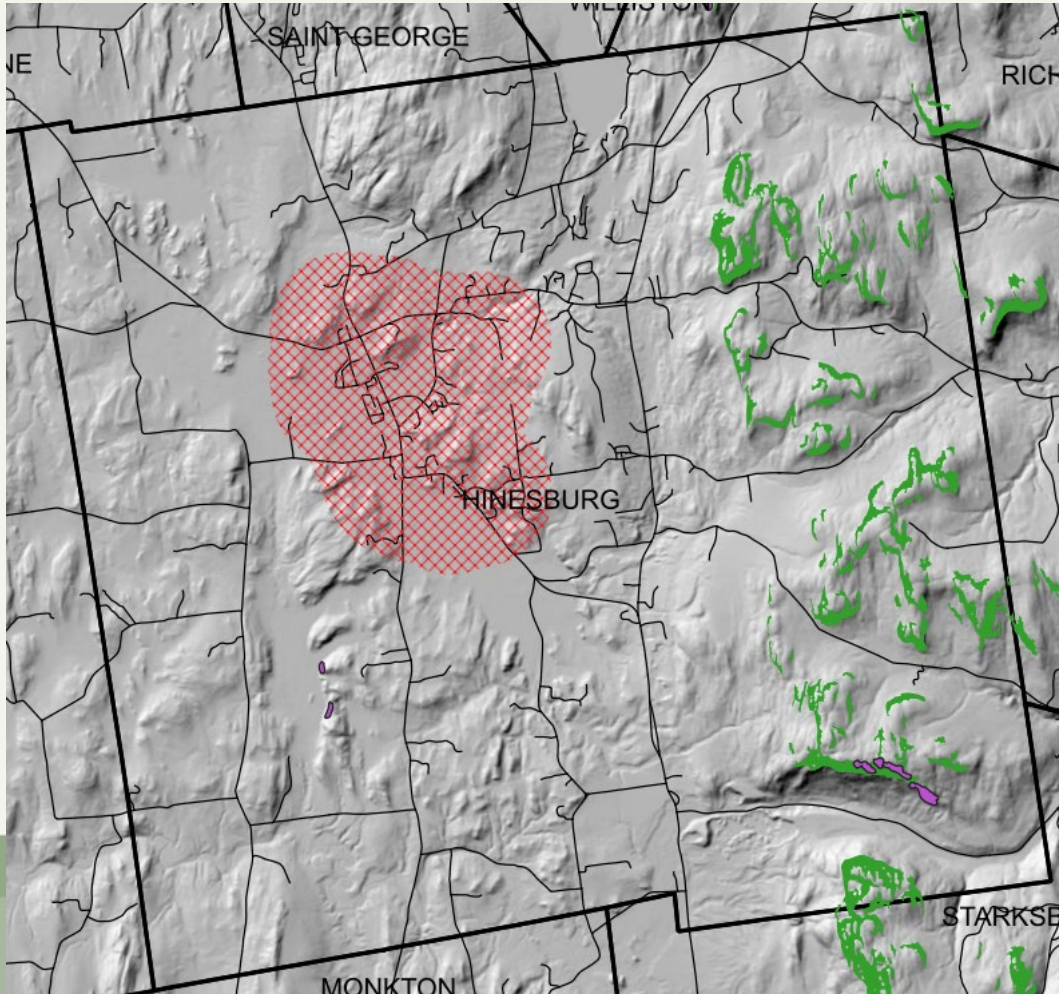
Exemptions:

- State, municipal, utility corridor roads
- Roads used primarily for farming or forestry
- Tier 1A & B areas

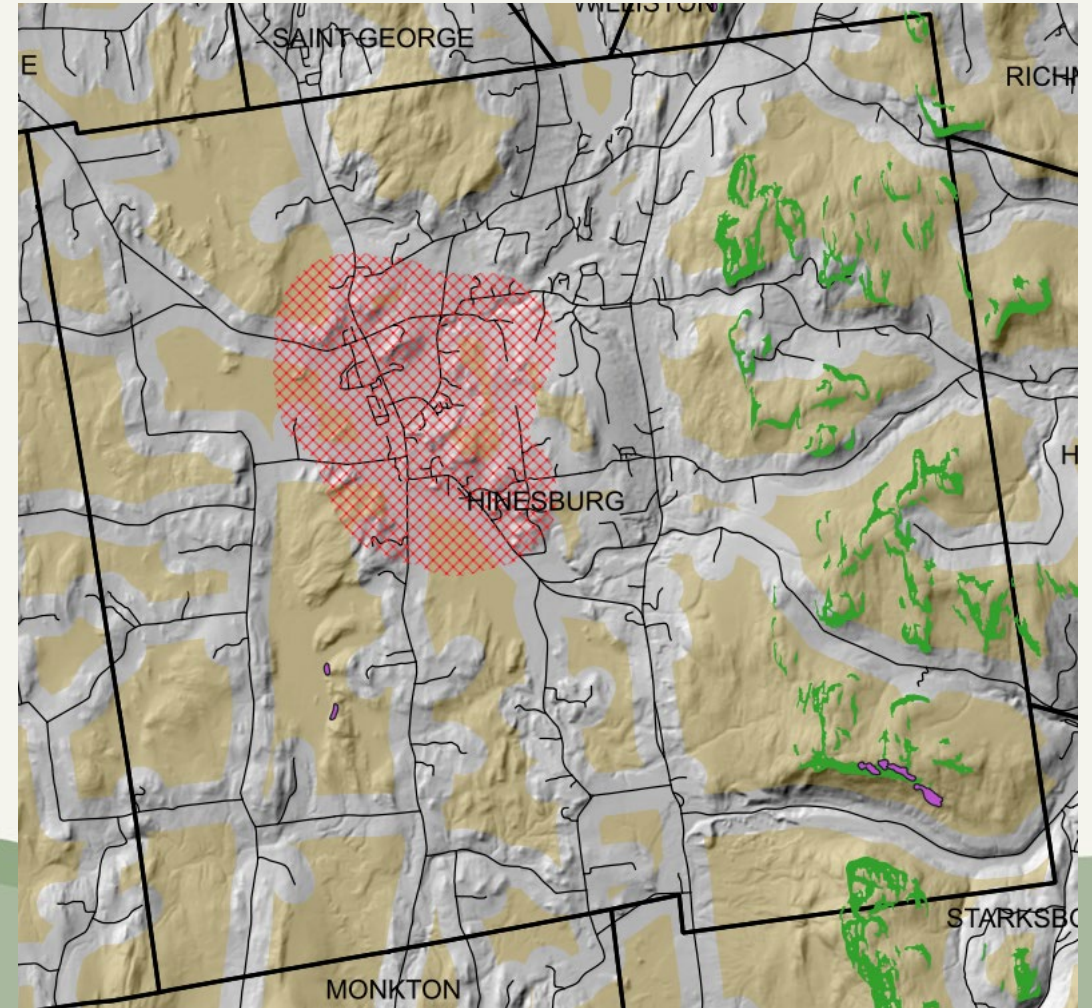
Intent: Encourage clustered design that does not fragment Tier 2 areas or Tier 3 areas. Particularly forest fragmentation.

Municipal Examples – Hinesburg – Chittenden County

Tier 3 Areas

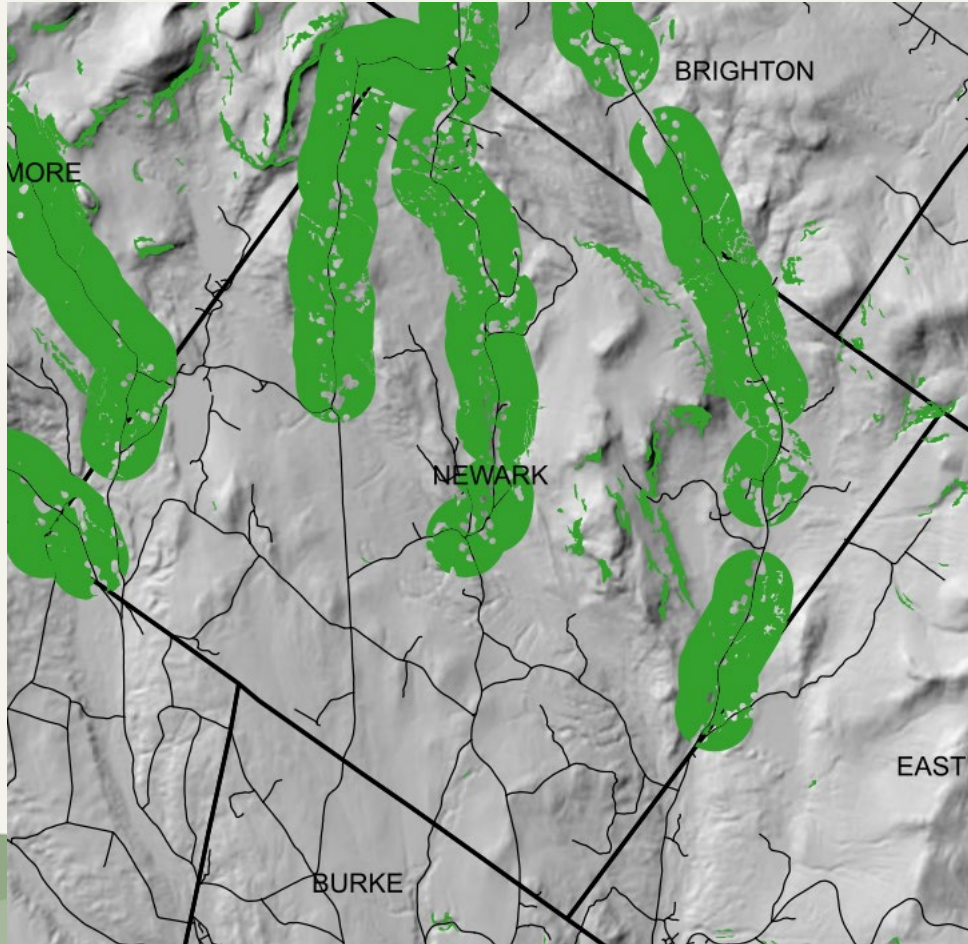


Tier 3 & Road Construction Jurisdiction

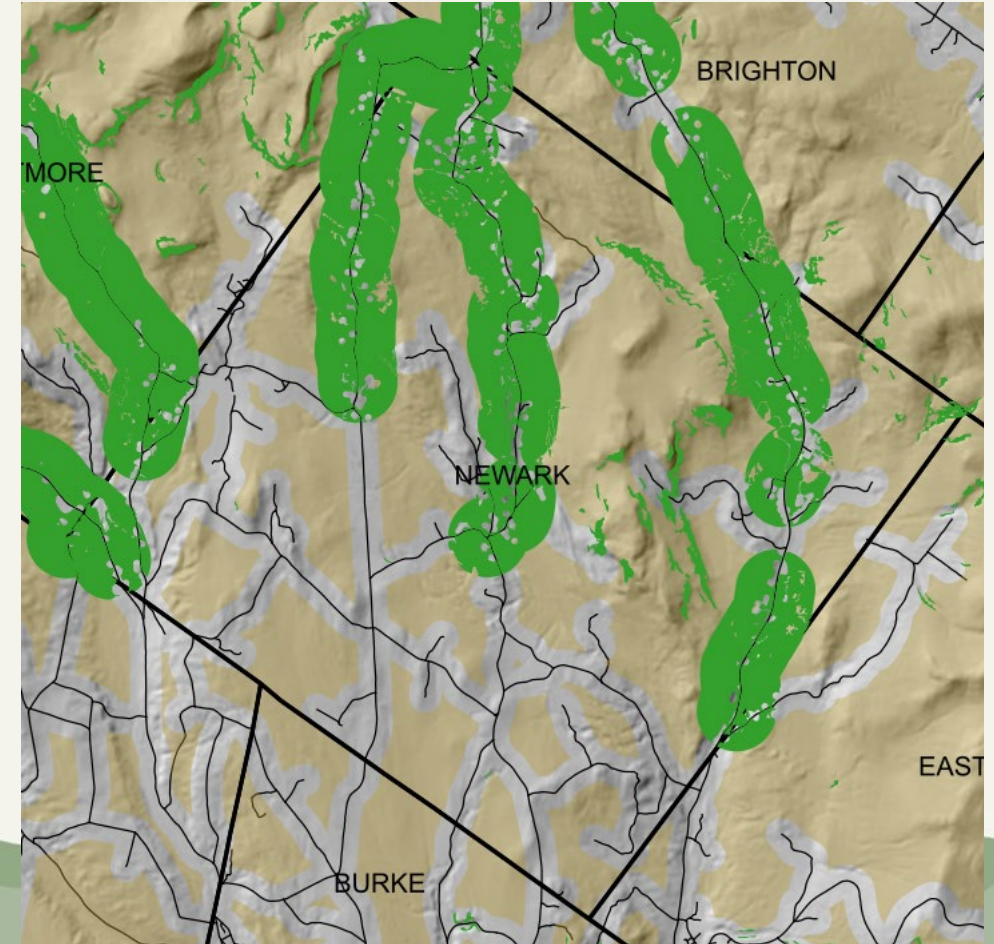


Municipal Examples – Newark – Caledonia County

Tier 3 Areas

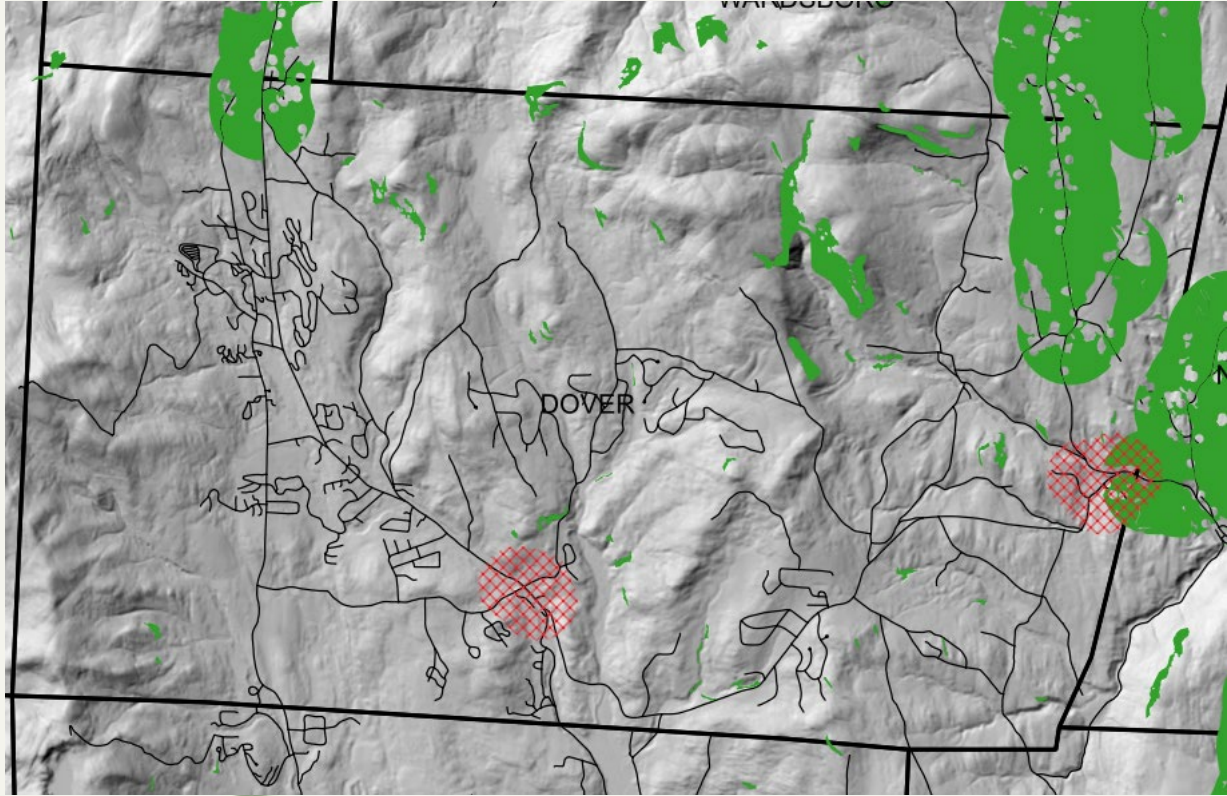


Tier 3 & Road Construction Jurisdiction

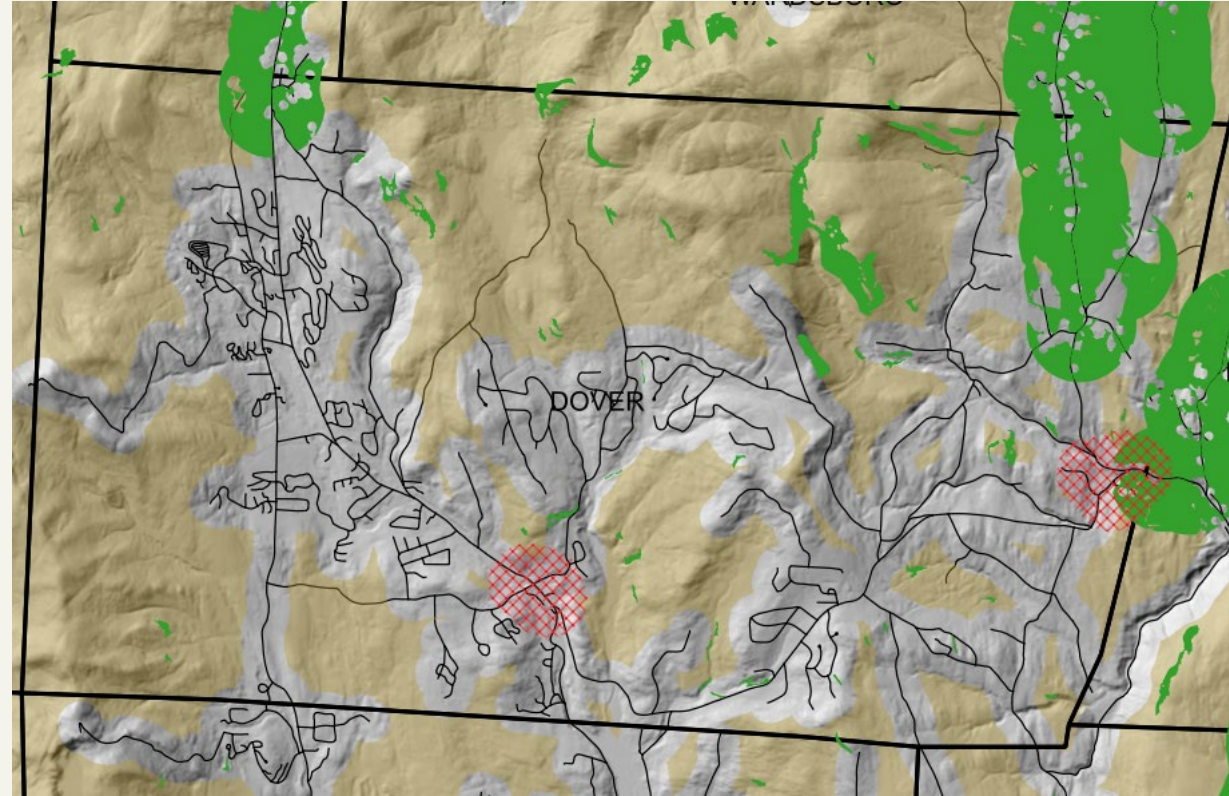


Municipal Examples – Dover – Windham County

Tier 3 Areas

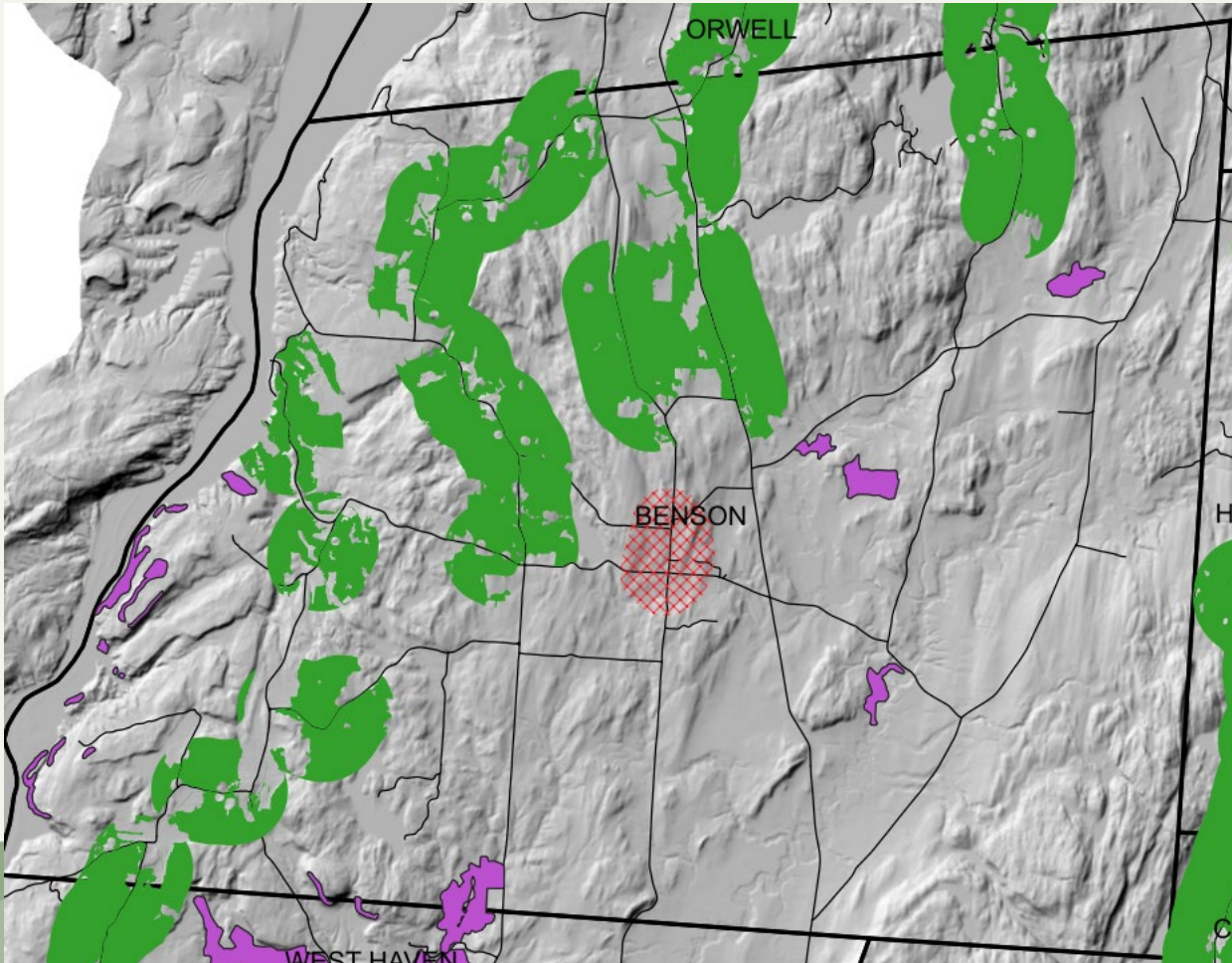


Tier 3 & Road Construction Jurisdiction

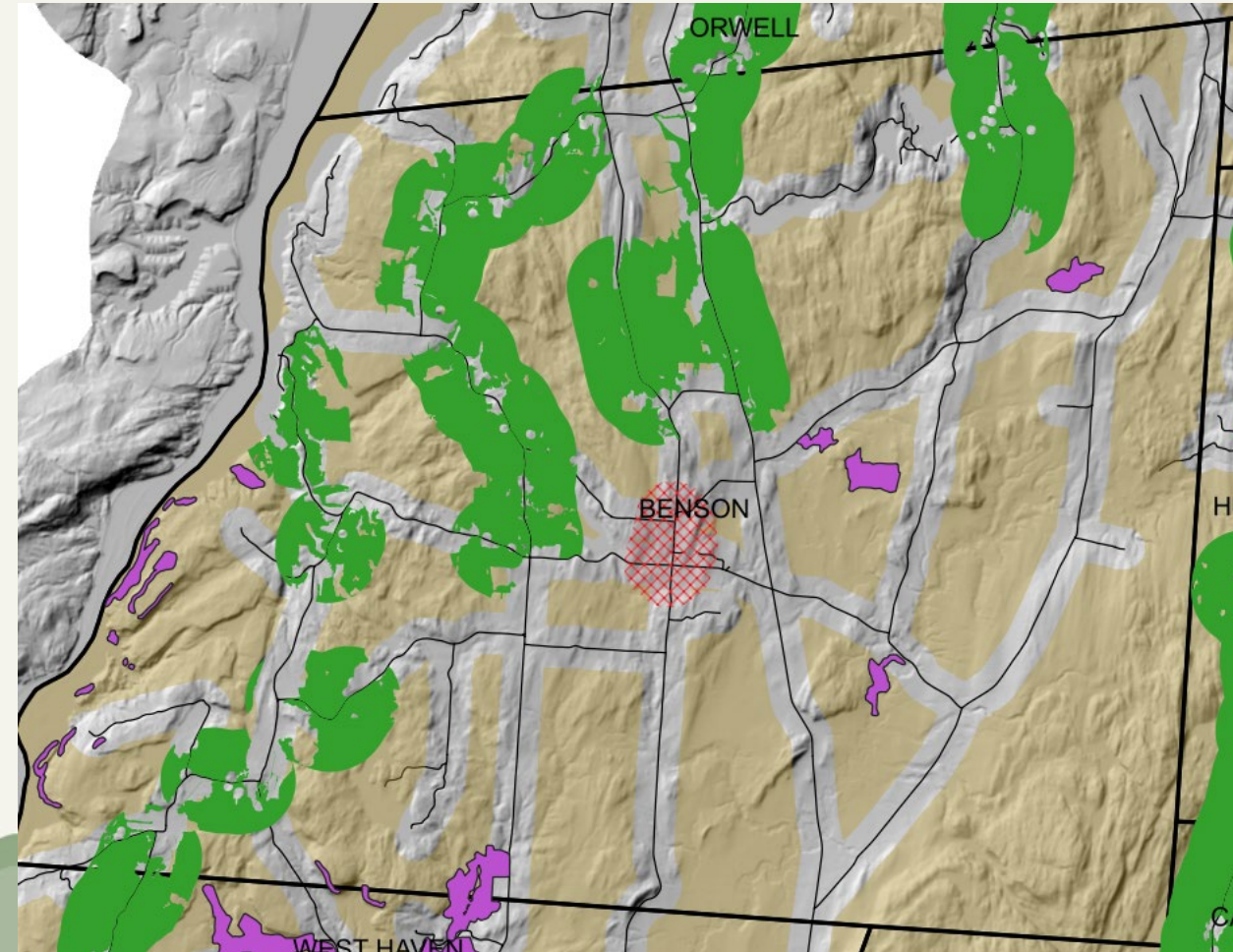


Municipal Examples – Benson – Rutland County

Tier 3 Areas



Tier 3 & Road Construction Jurisdiction



Tier 3 Public Engagement – October 2025

All meetings from 6pm-8pm. All hybrid with in-person and remote participation available

October 21 – Morrisville

Morristown Tegu Building Meeting Room, 43 Portland Street, Morrisville

October 22 – Rutland

Rutland Regional Planning Commission Office, 16 Evelyn Street (2nd floor), Rutland

October 28 – Newport

Newport City Gateway Center Meeting Room, 84 Fyfe Drive, Newport

October 29 – Windsor

Windsor Selectboard Meeting Room, 29 Union Street, Windsor

draft Tier 3 rules, map viewer, and more information online

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



Tier 3 Rulemaking Timeline

April-May 2025

Working Group & Public engagement

June-July 2025

Rule drafting, draft 1

July-September 2025

Working Group & Board refinement

October 2025

Public engagement, draft 2

November 2025 – January 2026

Working Group & Board refinement

February 2026

ICAR review, draft 3

May 2026

Public hearing and input, draft 3

June 2026

Board refinement

July-August 2026

LCAR review, draft 4 (final proposal)

December 31, 2026

Tier 3 jurisdiction and rules become effective

we are
here

From: [Brian Shupe](#)
To: [JB Weir](#)
Cc: [York Haverkamp](#); ursprung@gmail.com
Subject: Re: STRs
Date: Wednesday, November 12, 2025 6:45:08 PM

JB-

The SB has not discussed a particular deadline. My advice is take the time needed to do a thorough review and come up with what the PC considers appropriate recommendations.

With bridges, LOT and wastewater we have a lot to communicate with the public between now and town meeting, and are entering budget season, so I don't see a lot of band with in the next couple of months. That said, it would be great to be able to take whatever action we agree is necessary and appropriate in late winter/early spring. That is my opinion, not the board's position.

Sent from my Pad

On Nov 12, 2025, at 4:14 PM, JB Weir <jb.weir@waitsfieldvt.gov> wrote:

Brain/York,

The PC would like to know an approximate timeline for which the SB would like to hear recommendations for short-term rental regulations. The PC has reviewed various standards from other towns in addition to other materials, having a thorough discussion at two meetings.

Is there a ballpark date for which you'd like a formal recommendation?

Thanks,

JB