

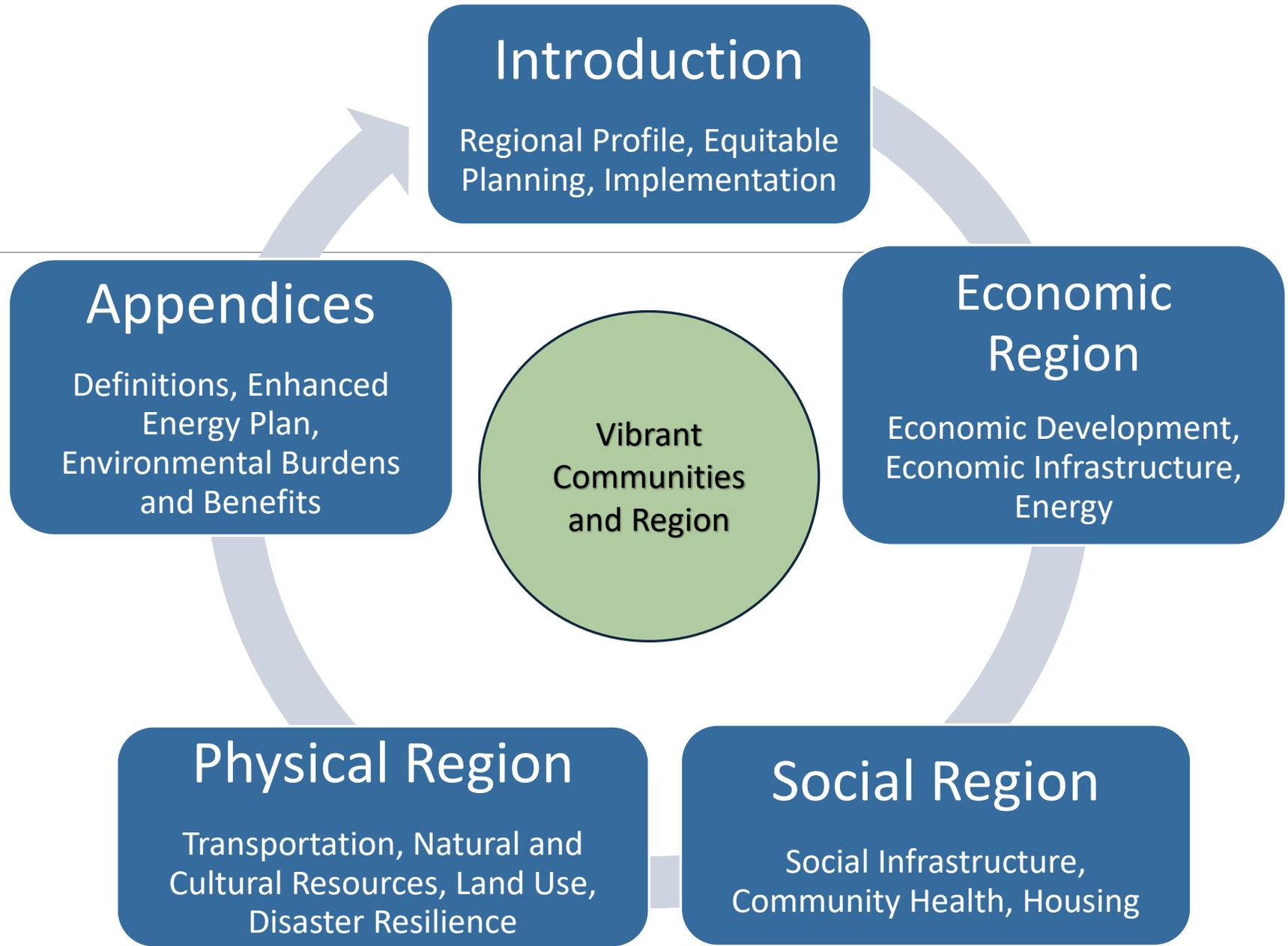


Draft Northwest Regional Plan

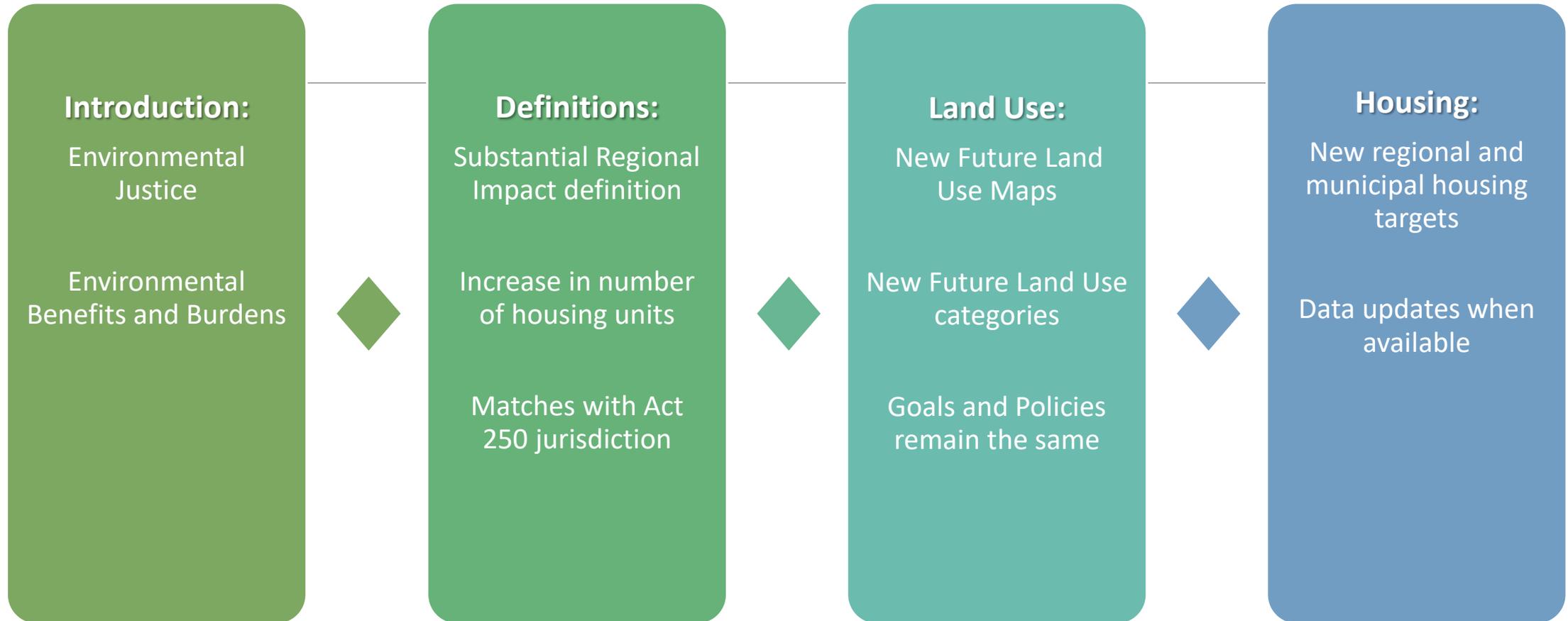
Public Hearing December 17, 2025



The Regional Plan



Key Updates from 2023 Plan

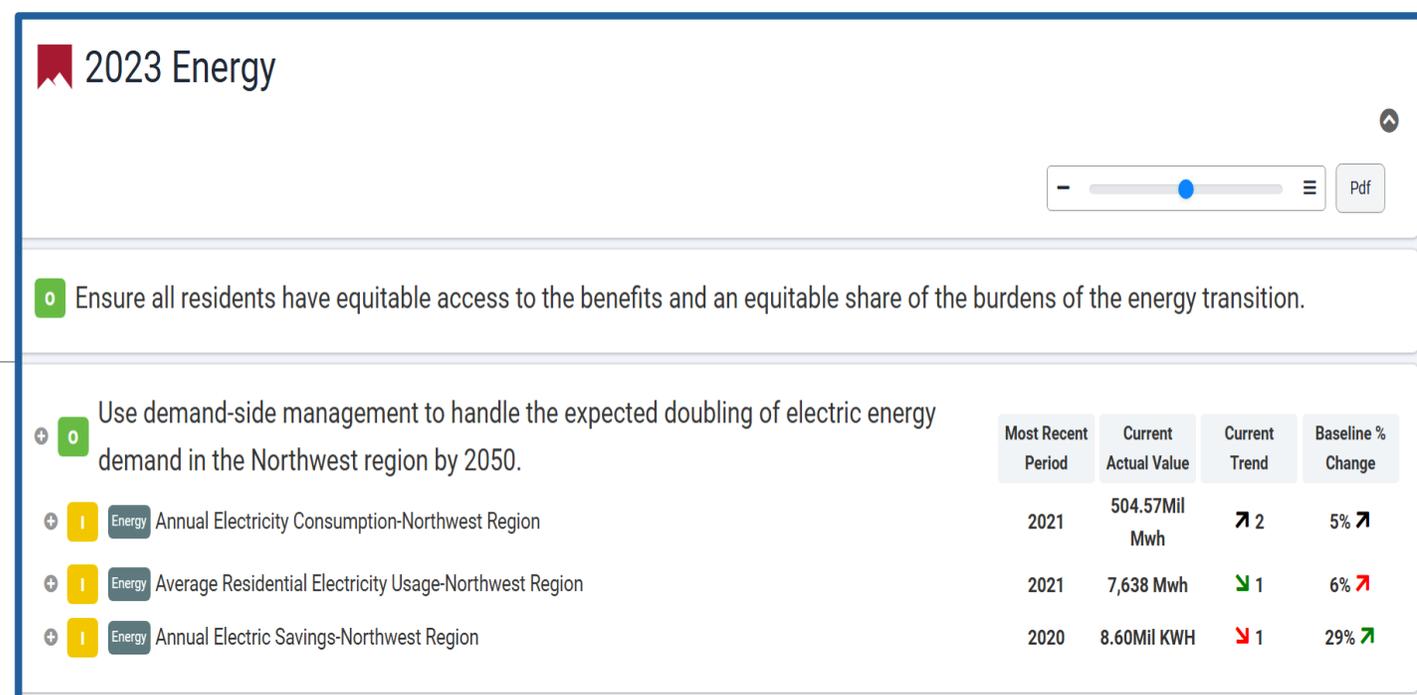


All Sections: Key data updates, update references to land use categories

2024 Energy Plan: no changes

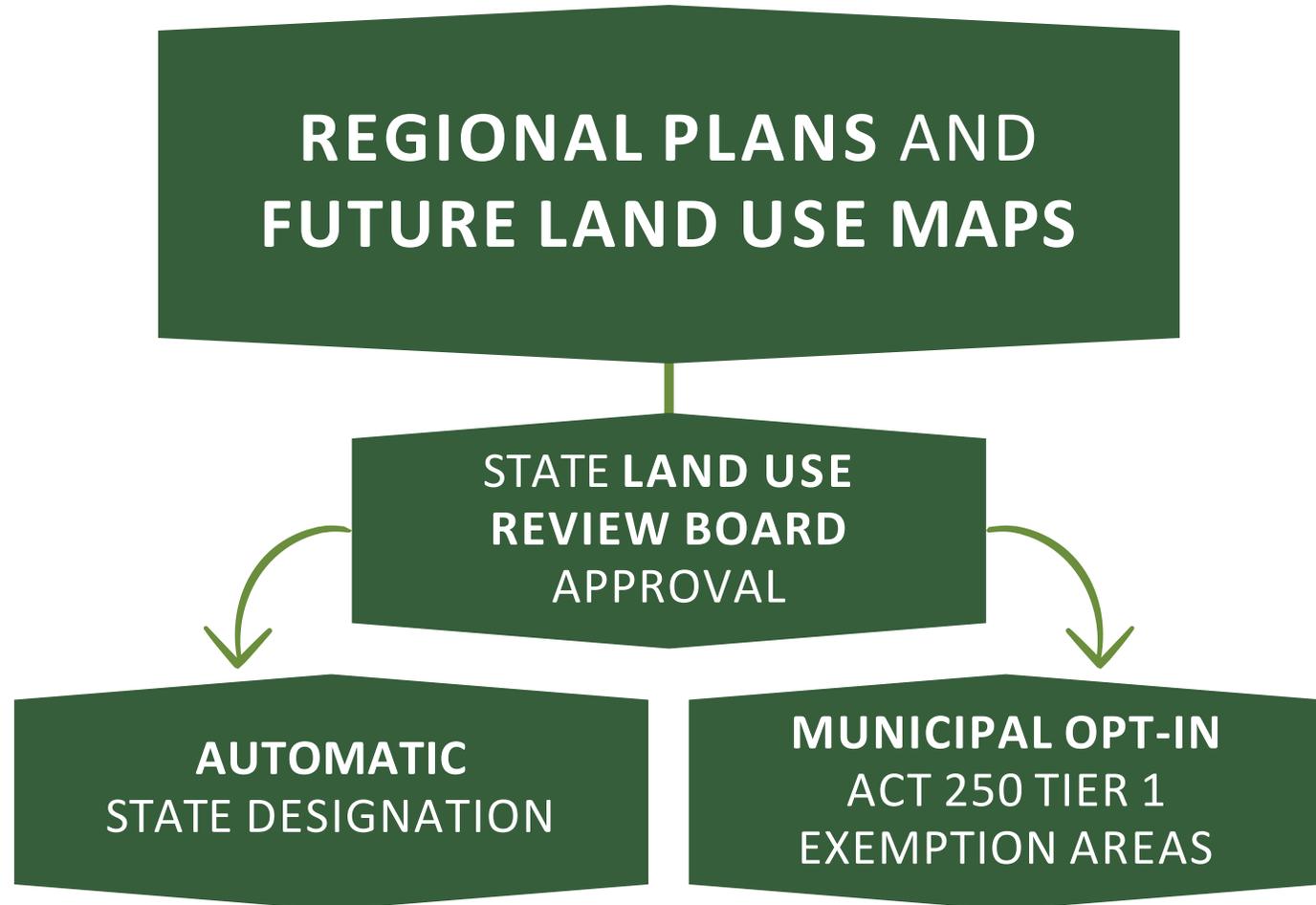
Implementation

- Governance and Shared Services
- Regional planning
- Local planning
- Public participation
- Development Review
- Annual work program
- Coordination with regional and state entities
- Implementation Priorities with Specific Action Steps
- Measuring Impact through Key Indicators





Regional Plan Approvals



Tiers and Responsibilities

RPCs

Tier 1 (growth areas)

- ✓ RPCs mapping includes Tier 1B eligible areas
- ✓ RPC maps do not impact any local regulations
- ✓ RPC maps do not change the characteristics of parcels
- ✓ 1B provides 50-unit exemption; 1A provides full exemption

LURB

Tier 2 (everywhere else)

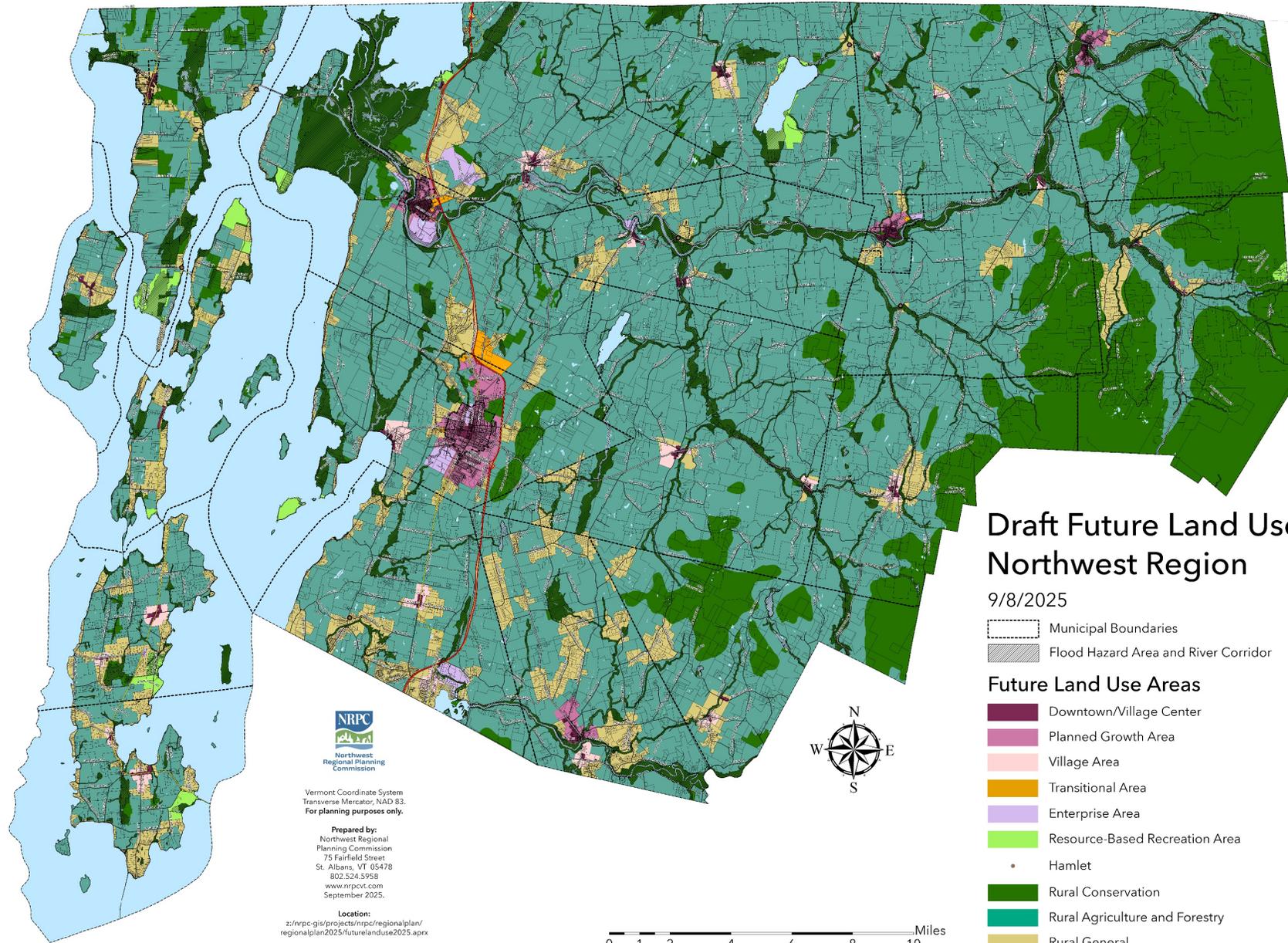
- ✓ Tier 2 is generally “status quo”
- ✓ Road rule – rulemaking by LURB

LURB

Tier 3 (critical natural resources)

- ✓ The Land Use Review Board (LURB) is responsible for Tier 3 mapping and rulemaking

Future Land Use Mapping



Draft Future Land Use Northwest Region

9/8/2025

-  Municipal Boundaries
-  Flood Hazard Area and River Corridor

Future Land Use Areas

-  Downtown/Village Center
-  Planned Growth Area
-  Village Area
-  Transitional Area
-  Enterprise Area
-  Resource-Based Recreation Area
-  Hamlet
-  Rural Conservation
-  Rural Agriculture and Forestry
-  Rural General



Vermont Coordinate System
Transverse Mercator, NAD 83.
For planning purposes only.

Prepared by:
Northwest Regional
Planning Commission
75 Fairfield Street
St. Albans, VT 05478
802.524.5958
www.nrpcvt.com
September 2025.

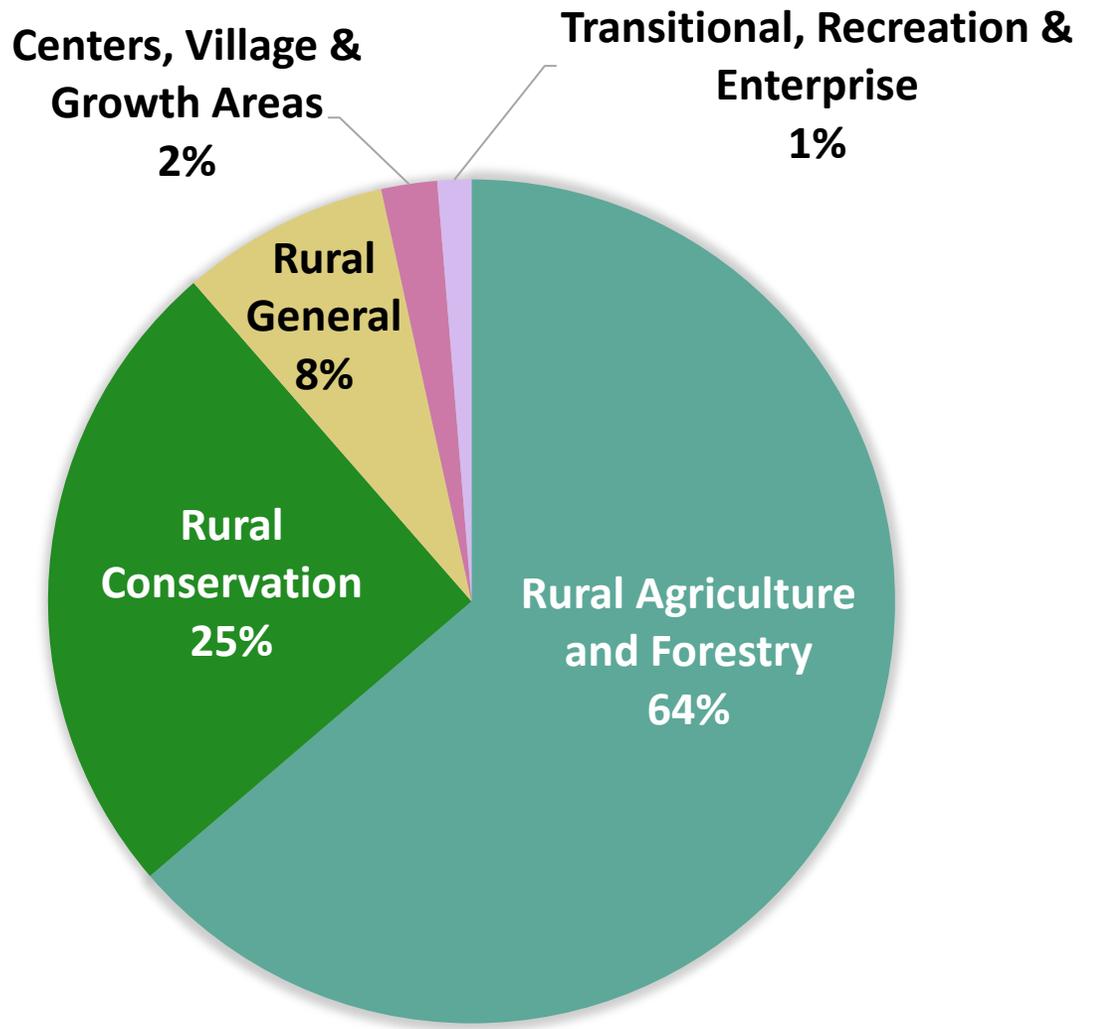
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regionalplan2025/futurelanduse2025.aprx



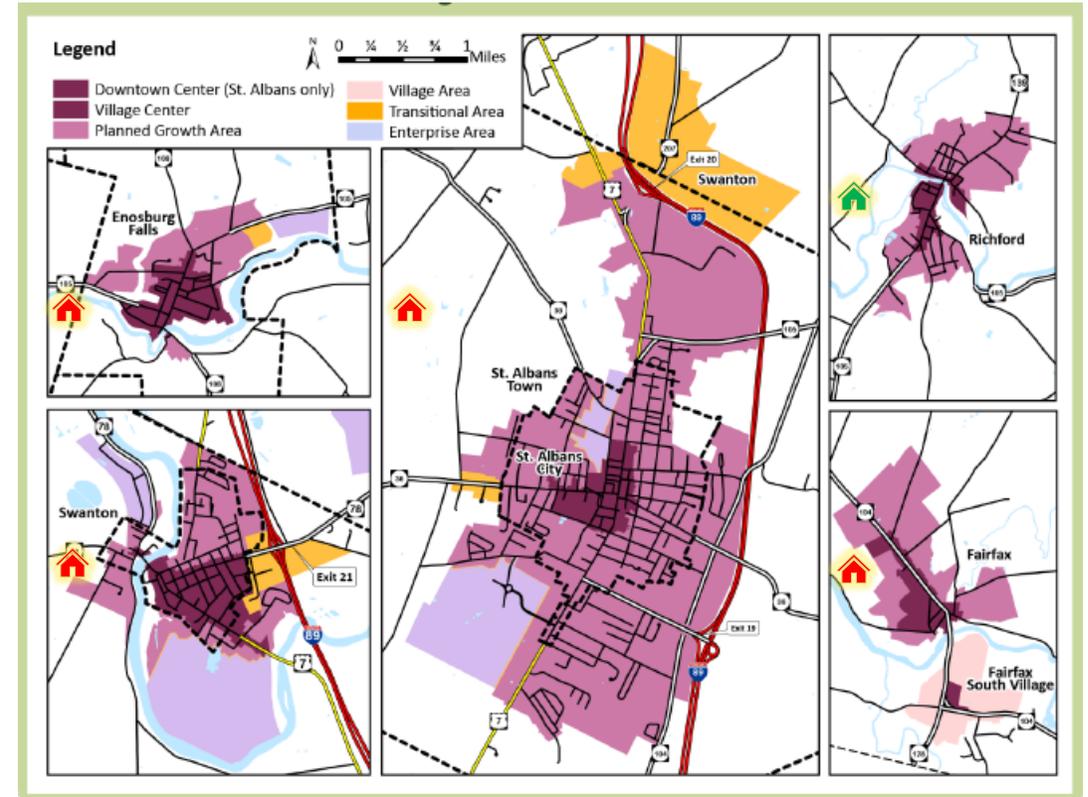
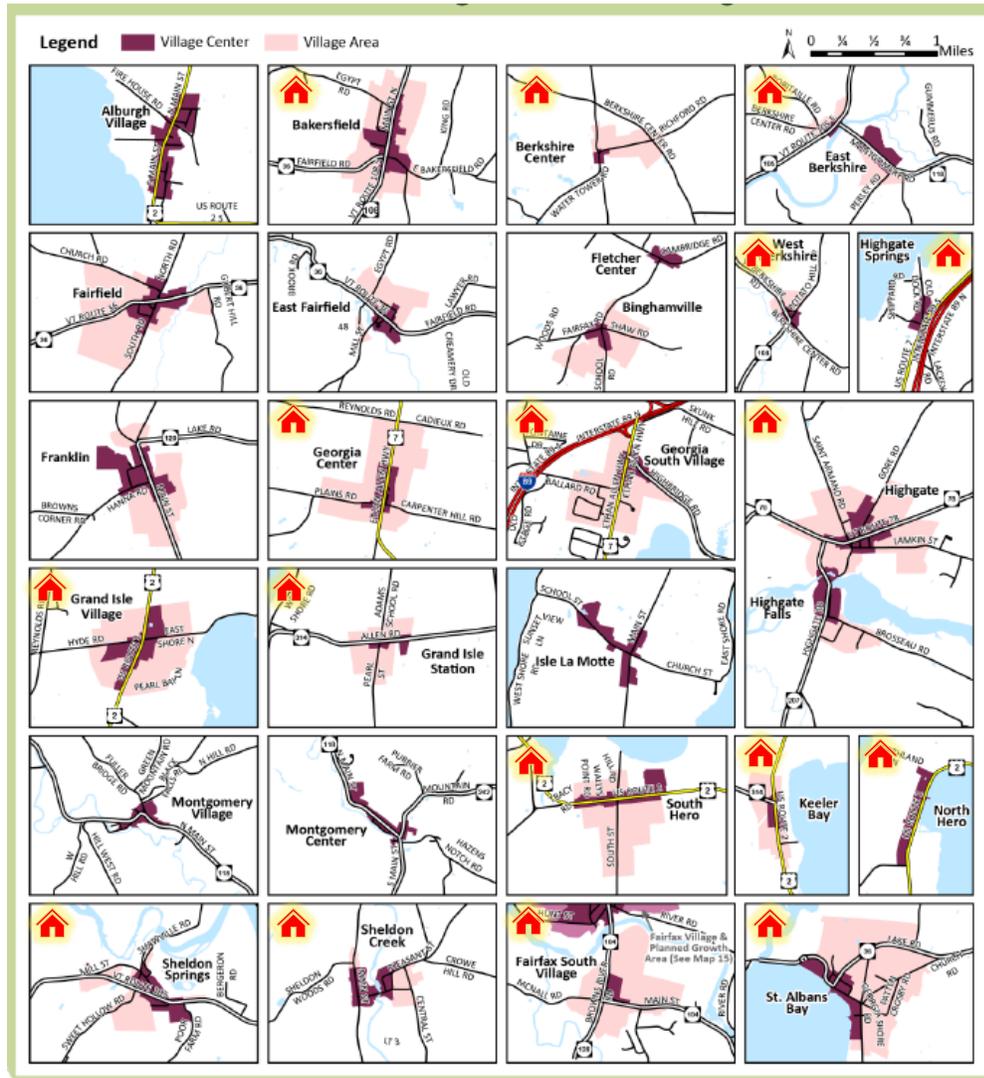
Downtown Center	1
Village Center	27
Planned Growth Area	5
Village Area	20
Hamlet	10
Transition Area	4
Enterprise Area	7
Resource-Based Recreation Area	
Rural Agriculture and Forestry	
Rural Conservation	
Rural General	

Future Land Use % Of Land Area

Number of Mapped Areas



Centers, Village Areas and Planned Growth Areas



Tier 1B Eligibility

-  13 Opted In, 21 areas total
-  1 Still considering
- 3 Not at this time

State Designations

- 1 Downtown
- 27 Village Centers
- 25 Neighborhoods

Housing Targets



Regional Housing Targets

- 2050 targets assume...
 - Low end: Vermont experiences growth in population similar to 2020-2023
 - Upper end: Vermont experiences growth in households similar to the average of 1950-2020

By 2050: 6,755-13,315 new homes in the Northwest Region

Total additional home targets, 2025-2030 and 2025-2050

Region	2025-2030		2025-2050	
	Lower	Upper	Lower	Upper
Addison County	1,296	1,978	4,103	8,088
Bennington County	1,453	2,188	4,483	8,836
Central Vermont	2,540	3,864	8,045	15,856
Chittenden County	7,301	10,537	15,783	47,407
Lamoille County	1,387	1,959	3,359	6,621
Mount Ascutney (Southwest)	1,207	1,781	3,750	7,391
Northeastern Vermont	2,836	4,193	9,014	17,768
Northwestern Vermont	2,144	3,249	6,755	13,315
Rutland Regional	2,707	4,065	8,100	15,965
Two Rivers Ottauquechee	2,424	3,640	7,692	15,162
Windham Regional	2,571	3,730	7,933	15,635
Vermont	27,867	41,185	79,018	172,044

2025-2030: "Lower" assume VT year-round households increase at the 2016-2019 average annual rate of 1.02%. "Higher" assume the 2019-2022 rate of 1.77%.

2025-2050: "Lower" based on population projection. "Higher" assume VT year-round households increase at the long-term annual average rate of 1.4%.

All targets include additional projected year-round households plus homes needed to normalize vacancy rates, eliminate homelessness, replace destroyed homes, and provide a margin to address Vermont's 15% seasonal home rate.



2050 target assumes 60% of housing will be built in Downtowns and Planned Growth Areas

2030 target adjusts for 2020-2024 growth rate to set realistic goals

Municipal Housing Targets

Municipality	Housing Units (2020 Census)	Average yearly % growth (2000-2020)	Draft 2030 Target		Draft 2050 Target	
			Units	% / Year	Units	% / Year
Alburgh	1,566	1.2%	73 - 111	0.9% - 1.4%	222 - 455	0.6% - 1.2%
Bakersfield	579	0.7%	28 - 43	1.0% - 1.5%	82 - 168	0.6% - 1.2%
Berkshire	636	0.8%	46 - 69	1.4% - 2.2%	95 - 185	0.6% - 1.2%
Enosburgh	1,246	0.4%	93 - 140	1.5% - 2.3%	409 - 767	1.2% - 2.5%
Fairfax	1,956	2.8%	251 - 381	2.6% - 3.9%	615 - 1,204	1.2% - 2.5%
Fairfield	917	1.0%	58 - 88	1.3% - 1.9%	131 - 266	0.6% - 1.2%
Fletcher	605	0.9%	29 - 44	1.0% - 1.4%	86 - 176	0.6% - 1.2%
Franklin	820	0.6%	66 - 100	1.6% - 2.4%	129 - 238	0.6% - 1.2%
Georgia	1,964	0.9%	125 - 190	1.3% - 1.9%	287 - 570	0.6% - 1.2%
Grand Isle	1,237	0.9%	77 - 117	1.3% - 1.9%	172 - 359	0.6% - 1.2%
Highgate	1,600	0.8%	123 - 186	1.5% - 2.3%	236 - 465	0.6% - 1.2%
Isle La Motte	491	0.3%	20 - 31	0.8% - 1.3%	72 - 143	0.6% - 1.2%
Montgomery	770	0.8%	37 - 56	1.0% - 1.5%	118 - 224	0.6% - 1.2%
North Hero	951	0.2%	53 - 80	1.1% - 1.7%	159 - 276	0.6% - 1.2%
Richford	1,081	0.3%	68 - 103	1.3% - 1.9%	362 - 655	1.2% - 2.5%
Sheldon	893	1.5%	52 - 78	1.2% - 1.8%	135 - 259	0.6% - 1.2%
South Hero	1,070	0.2%	96 - 145	1.8% - 2.7%	149 - 311	0.6% - 1.2%
St. Albans City	3,258	0.4%	116 - 175	0.7 - 1.1%	729 - 1440	0.9 - 1.8%
St. Albans Town	3,241	0.7%	261 - 397	1.6 - 2.4%	1650 - 3257	2.0 - 4.0%
Swanton	3,076	0.7%	263 - 398	1.7% - 2.6%	937 - 1,894	1.2% - 2.5%
Total	27,957	0.8%	2,144 - 3,249	1.5% - 2.3%	6,755 - 13,315	1.0% - 1.9%

Outreach & Engagement



Level of participation



	Inform	Consult	Involve	Collaborate	Empower
<i>Stakeholder</i>	Public	Public	Municipal Officials	Municipal Officials	Municipal Officials
<i>Activities</i>	Flyer, Website, and Press	Open Houses, Comment Box	Meet with Planning Commissions to review housing targets & FLU maps. (Selectboards as requested)		Selectboard make decision on Act 250 exemptions.
<i>Timing</i>	Winter 2025	Spring 2025	Winter-Spring 2025		Summer 2025

Engagement Plan





Collaboration with Selectboards & Planning Commissions



Future Land Use Maps based on the mapping methodology, local plans and statute



NRPC conducted extensive outreach, meeting with every community, most multiple times



Attended over 50 Planning Commission and Selectboard meetings

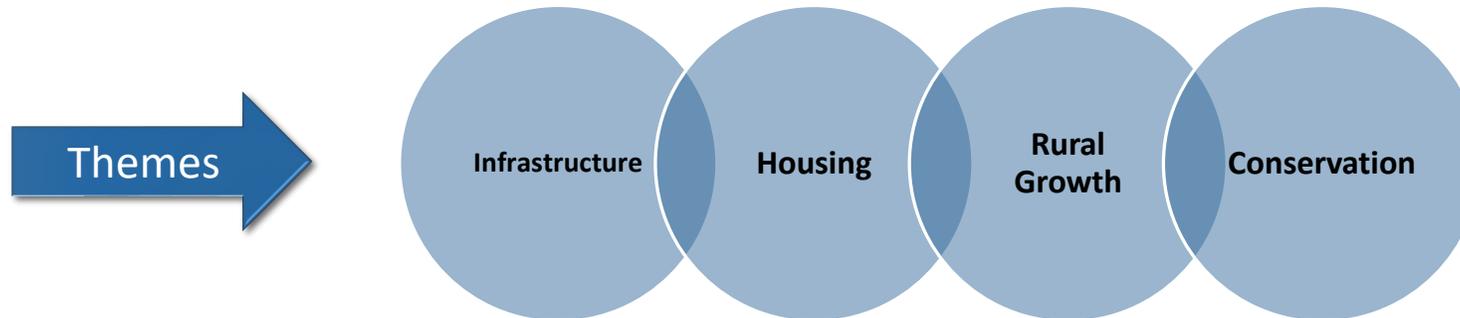


Selectboard and Planning Commission engagement is an iterative process as plan and maps are refined

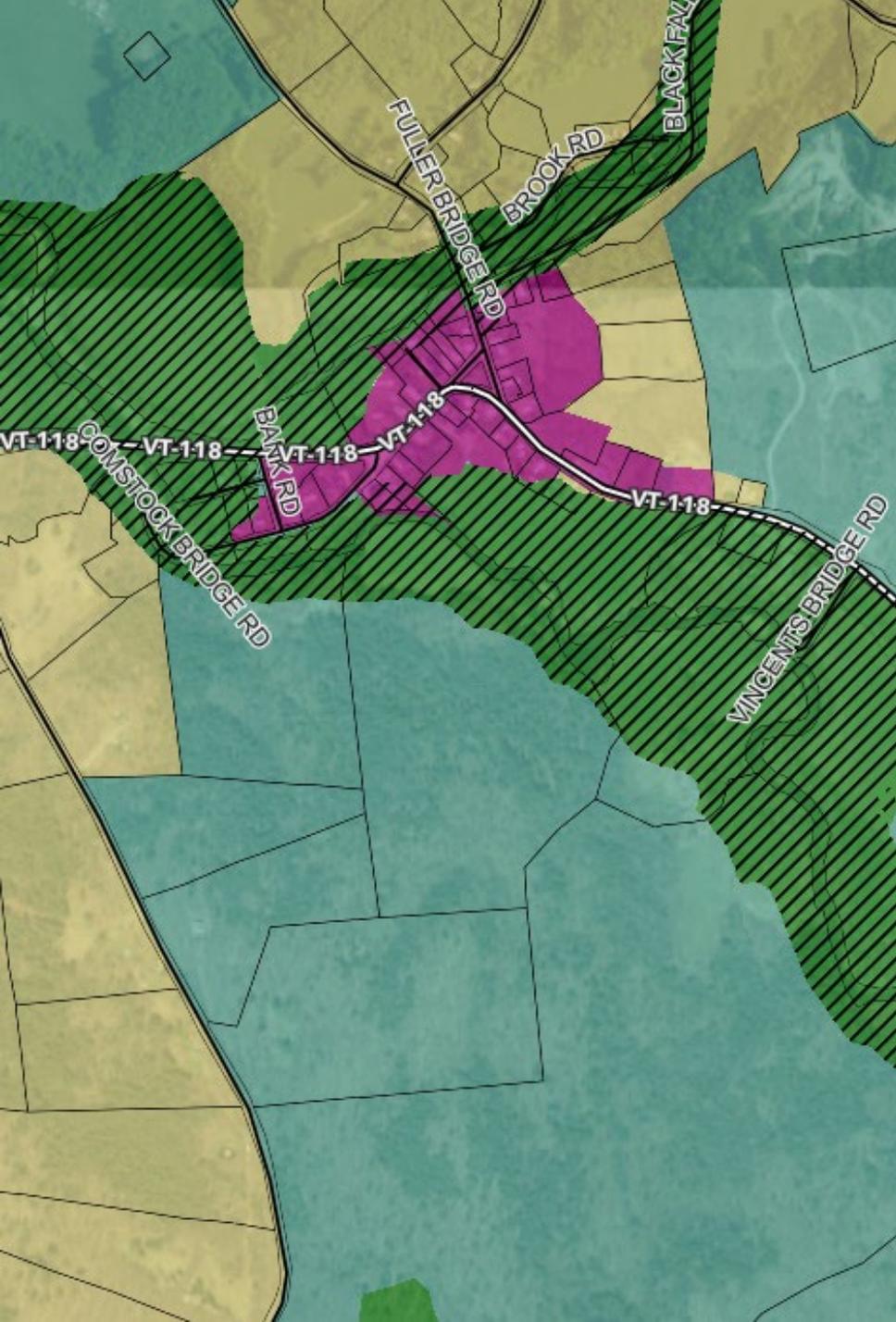


Broad Public Outreach

- Public meetings
- Webinars
- Meetings with partner organizations
- Surveys
- 14 open houses or tabling at community events
- Websites, FPF, social, newsletters, etc.
- Online maps



Comments on Hearing Draft - Refining FLU Map



- **South Hero Village Area**, adjusting Village Area to include the Lavin Property with consideration of wetlands and floodplain
- **Grand Isle Rural Area** adjustments and Resource-Based Recreation Area changes, fine tuning the map to better reflect local land use and planning
- **Georgia South Village Area**, expanding to better reflect local land use and planning
- **Sheldon Creek Village Area** adjustments, adjusting the boundaries of the Village Area and adjacent rural areas to better reflect local land use and planning
- **Montgomery Rural Area** adjustments to better reflect local land use and planning (Oberland Valley and Hill West/West Hill area)
- **St. Albans Town Planned Growth Area** expansion of a parcel east of Route 7
- **Flood Hazard and Wetlands** in Rural – Conservation - Potential revisions understanding that these data are outdated and under revision

Comments on Hearing Draft - Other Plan Edits (not FLU)

- Update the Transportation Project Priorities (pg. 86-87), including adding Route 314
- Expand on the strength and impact of maple and forest products sector in terms of their influence on maintaining working landscape
- Include information on local mills and a desire to expand instate/regional processing capacity
- Various State Agency Comments provided to the LURB



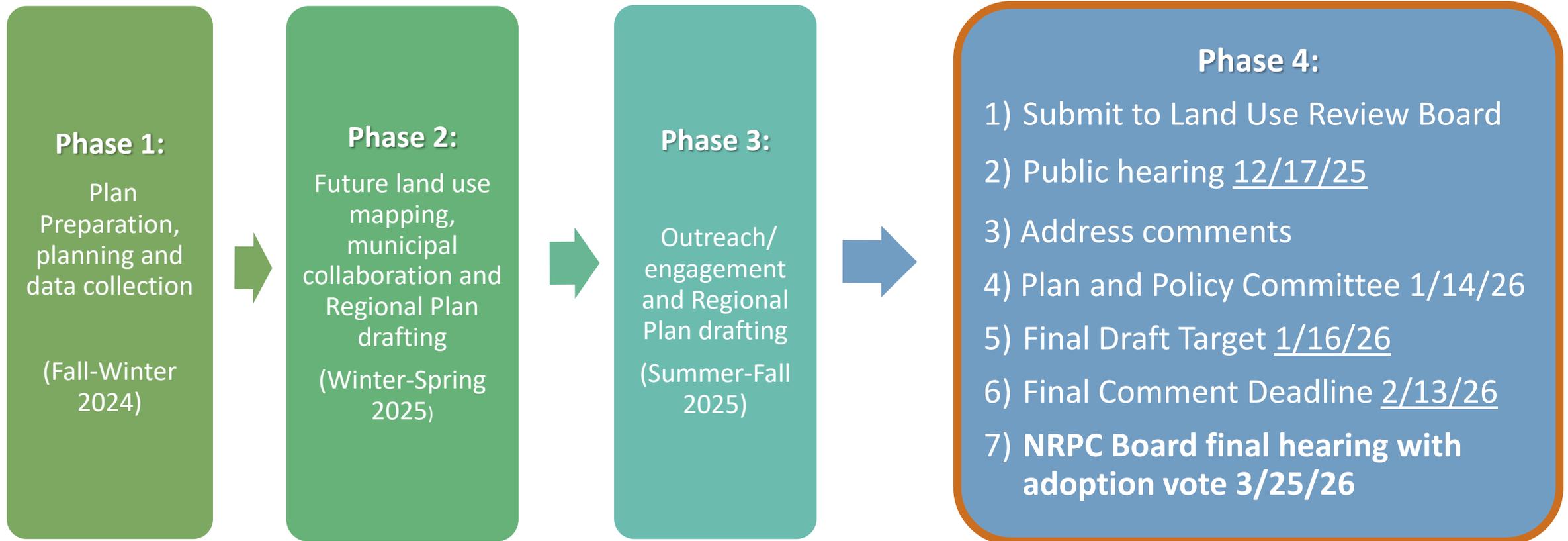
LURB Pre-Application Comments and Required Submissions for Final Ap

Received
Comments from
Land Use Review
Board on
12/12/2025



- ✓ **Plan is consistent with the statewide planning goals in 24 VSA 4302**
 - Some advisory comments, will review and make changes where appropriate
- ✓ **Plan is consistent with the purposes of a regional plan in 24 VSA 4347**
 - Some advisory comments, will review and make changes where appropriate
- ✓ **Plan is consistent with the regional plan outreach requirements in 24 VSA 4348a**
- ☐ **Plan is consistent with the regional plan elements in 24 VSA 4348a, except for some required revisions and/or additional information for the land use element.**
 - Additional information required: South Fairfax Village Center and Village Area, Georgia South Village Center and Village Area, and Grand Isle Station Village Center and Village Area
 - Additional information required for certain parcels: Highgate Village Area and a small portion of Richford Planned Growth Area

Overall Project Schedule – What Next



Questions and Comments?

Public Hearing Draft of the Plan:

<https://www.nrpcvt.com/sectiondraftsoftheplan/>

Interactive Online Regional Future Land Use Map:

<https://www.nrpcvt.com/regionalplanupdate/>

Click View and Comment on Regional Future Land Use Map Button

Guidelines for participating tonight:

- 1) Raise your hand to be recognized (used the raise hand function built into zoom, typically on bottom ribbon under React)
- 2) State your name for the record.
- 3) Or enter comment in chat and staff will read aloud.
- 4) Expect that for a detailed comment or question, we may offer to schedule a time to follow up outside the hearing to fully respond.
- 5) Enter your name in the chat to receive notice of updated draft plan.

To submit comments in writing:

1) email Emily Adams @ eadams@nrpcvt.com

2) On website:

[https://www.nrpcvt.com/
public-hearing-notice-
information-december-
17-2025/](https://www.nrpcvt.com/public-hearing-notice-information-december-17-2025/)

Thank you!!