

**SELECT BOARD SPECIAL MEETING  
MINUTES  
WELLS TOWN OFFICE  
May 13, 2025**

PRESENT: Select Board: Don Preuss, Paul Woodruff Jr., Tammy Holcomb  
Also: Stephanie Bourque

1. Select Board Meeting was called to order by Select Board Chair Don Preuss at 7:00 P.M.
2. Don turned over the floor to Stephanie Bourque from the Rutland Regional Planning Commission to present Phase 3 of the Rutland Regional Plan. Presentation is attached. Some highlights:
  - a. As of 2026, Wells Village Center will now be called a "Center" with the state.
  - b. Wells does not qualify for Tier 1A or 1B jurisdiction as we do not have any zooming in our town.
  - c. Tier 3 rule making will begin May 22, 2025.
3. Any Questions and/or revision requests must be made in writing and submitted within 3 weeks (June 4, 2025) to Logan Solomon – [logan@rutlandrpc.org](mailto:logan@rutlandrpc.org)
4. Tammy made a motion to adjourn at 8:00 P.M. 2<sup>nd</sup> by Paul. Passed unanimously.

Respectfully submitted,

Tammy Holcomb

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Don Preuss

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Paul Woodruff Jr.

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Tammy Holcomb



PHASE 1 PHASE 2 **PHASE 3**  
**ALIGNMENT**

## RRPC Launches Phase 3 of Public Engagement for 2026 Regional Plan

Phase 3, *Alignment*, invites you to comment on the first full draft of the Plan.  
As the RRPC strives to help make the Rutland Region a great place, we want to hear from you one last time!

1

Does the Plan reflect the right community economic development priorities for the Rutland Region?

2

Do these priorities make the Rutland Region a place you want to live, work, and play?

For more information visit: [rutlandrpc.org/plan2026](https://rutlandrpc.org/plan2026)



# Meeting **OVERVIEW**

## Regional Plan Purpose & Design

Summary of what the Plan is and why it is important

## Regional Plan Elements

Overview of Plan chapters and deep dive into Land Use and Future Land Use Map

## Opportunities for Input

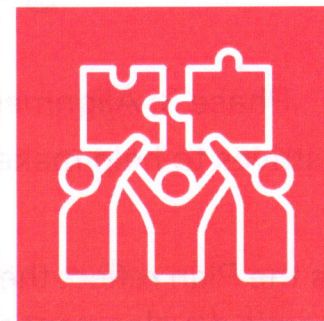
Proposed 2026 Future Land Use Map

Location-based Act 250 Jurisdiction - Tier 1B

Plan Visualization

Chapter Summaries

Full Draft Plan



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# Regional Plan

## PURPOSE & DESIGN

Applicable Vermont Statute

Title 24 Sections 4302 and 4347

The Rutland Regional Plan is a comprehensive 8-year (2026-2034) plan to guide and accomplish coordinated and efficient **community economic development** that balances economic development with **social, cultural, and environmental priorities**.

The Plan will help shape the **pattern, design, and function** of communities to best meet future needs. At the center of this effort is an analysis of present and future land uses and identifying areas for **growth** and **conservation**.

RRPC's Declaration of Inclusion and Title VI Plan informed the design of this Plan:

**FLEXIBLE**, to best meet the unique needs of the 27 different municipalities in the Rutland Region.

**LOCALLY LED**, to increase the probability of success and better ensure some communities are not favored over others.

**EQUITABLE AND SUSTAINABLE**, to demonstrate that embracing diversity, equity, and climate resilience is key to achieving our community economic development goals.

**OUTCOME-DRIVEN**, to ensure goals and policies have clearly defined actions and measures to gauge progress.

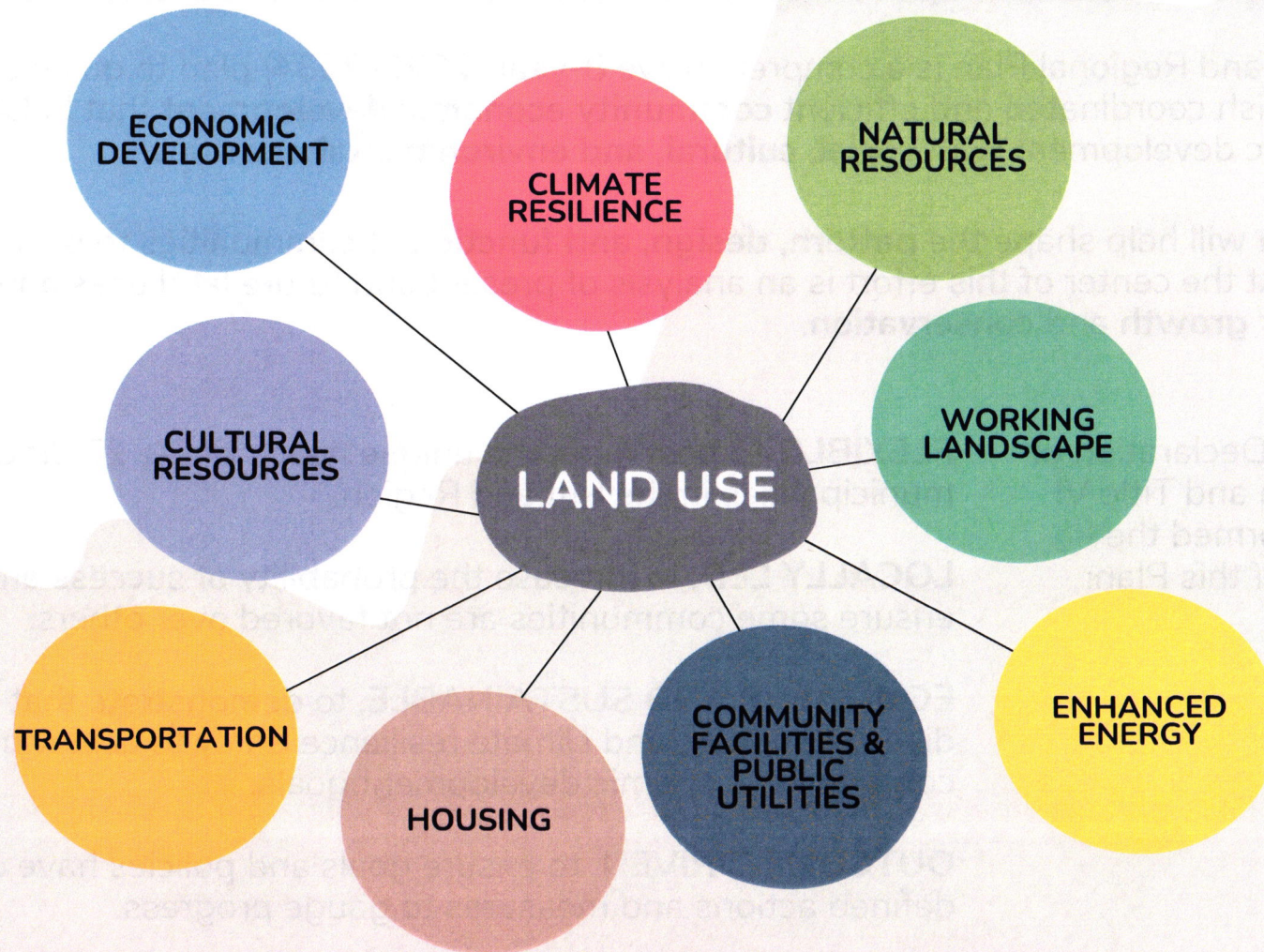
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# Regional Plan **ELEMENTS**

**Applicable Vermont Statute**

Title 24 Section 4348a



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# Regional Plan LAND USE

**Act 181**, passed into law June 2024, overhauls Vermont's land use planning framework. It modernizes how Vermont directs public investments to designated areas and speeds up Act 250's transition to location-based jurisdiction.



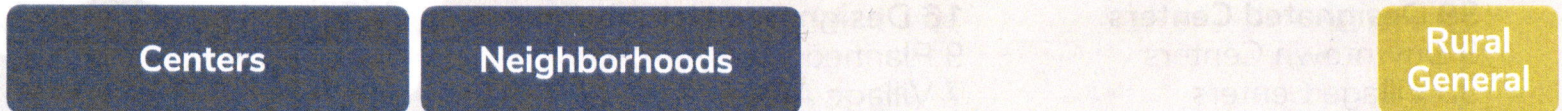
Plan development to maintain the historic settlement pattern of compact downtown and village centers separated by rural countryside.

## New Land Use Categories



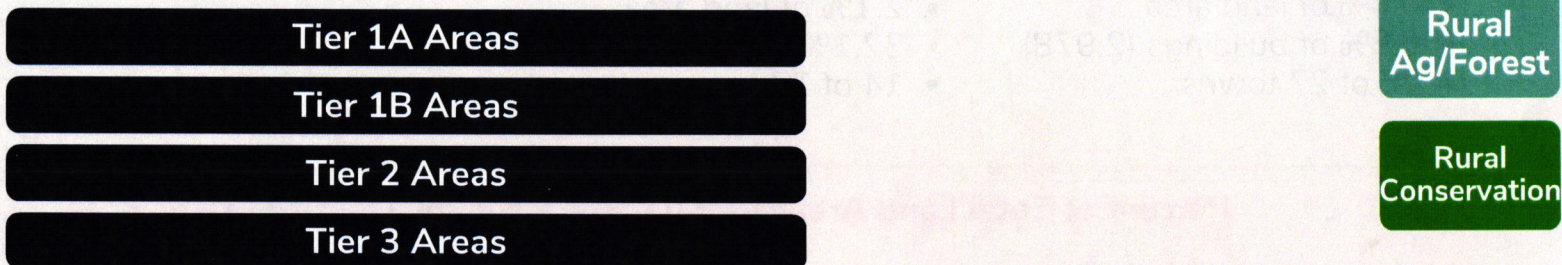
Downtown Center	Village Center	Planned Growth Area	Village Area	Transition Area	Enterprise Area	Resource Recreation	Hamlets
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## New State Designations



Centers	Neighborhoods	Rural General
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## Location-based Act 250 Jurisdiction Tiers



Tier 1A Areas	Rural Ag/Forest
Tier 1B Areas	Rural Conservation
Tier 2 Areas	Rural General
Tier 3 Areas	

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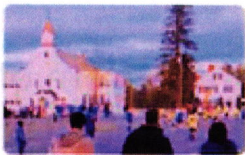


# Regional Plan FUTURE LAND USE MAP

The 2026 **Future Land Use Map** will guide development by designating areas for growth and conservation based on environmental, infrastructure, and community factors.



**Downtown Center**



**Village Center**



**Planned Growth Area**



**Village Area**



**Transition Area**



**Enterprise Area**



**Resource Recreation**

## Centers

### 39 Designated Centers

9 Downtown Centers

30 Village Centers

- 0.4% of land area
- 6.5% of buildings (2,978)
- 26 of 27 towns

## Neighborhoods

### 16 Designated Neighborhoods

9 Planned Growth Areas

7 Village Areas

- 2.1% of land area
- 32.1% of buildings (14,733)
- 14 of 27 towns

- 0.2% of land area
- 1.3% of buildings (612)
- 4 towns

- 1.4% of land area
- 0.8% of buildings (347)
- 12 towns

- 1.9% of land area
- 6.5% of buildings (2,974)
- 11 towns

**Percent of Total Land Area Designated for Higher-Density Growth: 6%**

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# Regional Plan **FUTURE LAND USE MAP**

The 2026 **Future Land Use Map** will guide development by designating areas for growth and conservation based on environmental, infrastructure, and community factors.



## Hamlets

- 9 in 5 towns

## Rural General

- 16.9% of land area
- 40.6% of buildings (18,620)
- 27 towns

## Rural Ag/Forest

- 35% of land area
- 6.4% of buildings (2,951)
- 27 towns

## Rural Conservation

- 42.2% of land area
- 5.7% of buildings (2,613)
- 27 towns

**Percent of Total Land Area Designated for Lower-Density Growth and Conservation: 94%**

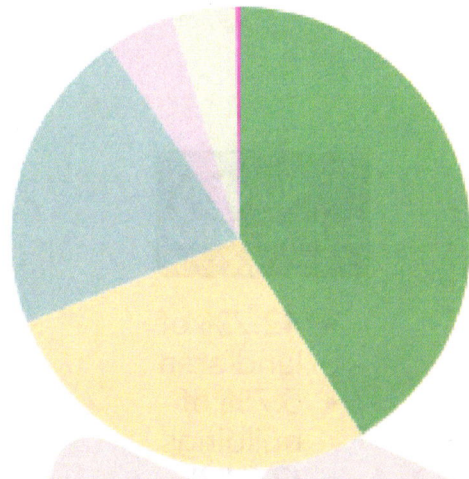
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# Regional Plan **FUTURE LAND USE MAP**

The 2026 Future Land Use Map was developed using a **standardized statewide methodology** provided by the Vermont Association of Planning & Development Agencies (VAPDA).

Wells % of Land Area



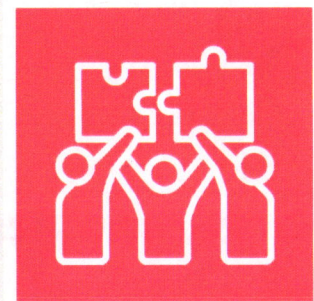
■ Rural (Conservation)	41.1%
■ Rural (General)	27.8%
■ Rural (Agriculture & Forestry)	21.4%
■ Enterprise	4.8%
■ Resource Based Recreation	4.5%
■ Village Center	0.3%

1

Legislation limits opportunities to adjust the proposed future land use area boundaries. Adjustments may be possible on a case-by-case basis. **Questions and/or revision requests must be made in writing and submitted within 3 weeks (by June 4, 2025) to Logan Solomon - [logan@rutlandrpc.org](mailto:logan@rutlandrpc.org)**

2

If eligible, does your municipality want to opt-in to the Tier 1B area for Act 250 housing exemptions? **Decision form due by July 1, 2025.**



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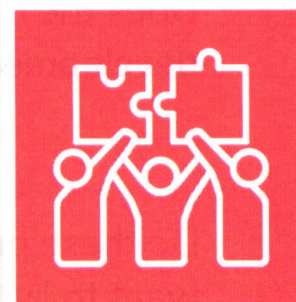


# Regional Plan **VISUALIZATION**

The point is not just to make a map, but to designate areas in which certain priorities are furthered to achieve the **Community Economic Development Goals**.

**1** Does the Plan reflect the right community economic development priorities for the Rutland Region?

**2** Do these priorities make the Rutland Region a place you want to live, work, and play?



**Collecting feedback from May 1 to June 30, 2025 at:  
[rutlandrpc.org/plan2026](http://rutlandrpc.org/plan2026)**

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# Regional Plan

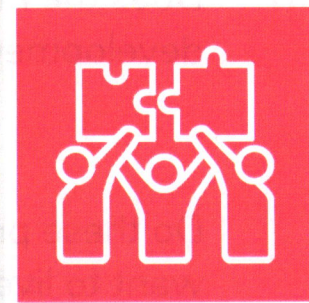
## CHAPTER SUMMARIES

1

Does the Plan reflect the right community economic development priorities for the Rutland Region?

2

Do these priorities make the Rutland Region a place you want to live, work, and play?



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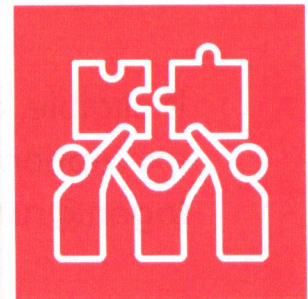
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# Regional Plan

## FULL PLAN DRAFT

- 1 Does the Plan reflect the right community economic development priorities for the Rutland Region?
- 2 Do these priorities make the Rutland Region a place you want to live, work, and play?



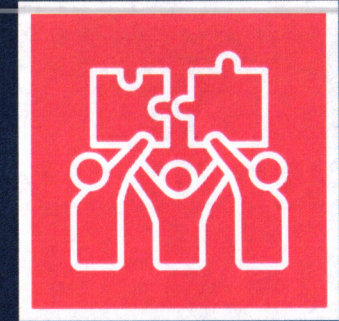
**Collecting feedback from June 9 to June 30, 2025 at:**  
**[rutlandrpc.org/plan2026](https://rutlandrpc.org/plan2026)**

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# Regional Plan

## NEXT STEPS SUMMARY



1

Legislation limits opportunities to adjust the proposed future land use area boundaries. Adjustments may be possible on a case-by-case basis. **Questions and/or future land use map revision requests must be made in writing and submitted within 3 weeks to Logan Solomon - [logan@rutlandrpc.org](mailto:logan@rutlandrpc.org)**

2

If eligible, does your municipality want to opt-into the Tier 1B area for Act 250 housing exemptions? **Decision form due by July 1, 2025. Email form to Logan Solomon - [logan@rutlandrpc.org](mailto:logan@rutlandrpc.org)**

3

Use the Plan Visualization and Chapter Summaries to provide feedback at: [rutlandrpc.org/plan2026](http://rutlandrpc.org/plan2026). **Available May 1 to June 30, 2025.**

4

Use the Full Plan Draft to provide feedback at: [rutlandrpc.org/plan2026](http://rutlandrpc.org/plan2026). **Available June 9 to June 30, 2025.**

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# Learn More & Share Your Thoughts



[rutlandrpc.org/plan2026](http://rutlandrpc.org/plan2026)



[plan2026@rutlandrpc.org](mailto:plan2026@rutlandrpc.org)

Together we're crafting a collaborative guide for a healthy, equitable, and resilient region with strategies to achieve coordinated and efficient community economic development.





# RUTLAND REGIONAL PLANNING COMMISSION

Date: April 15, 2025

To: Don Preuss, Selectboard Chair

From: Rutland Regional Planning Commission

Subject: Regional Plan Update Phase 3 Engagement Special Meeting

The Rutland Regional Planning Commission (RRPC) is finalizing the first draft of the 2026 Regional Plan (the Plan). It is now time to launch our third and last community engagement phase. In Phase 3, the RRPC seeks alignment on the draft Plan's vision, goals, priorities, and actions, including the new regional future land use map!

As the RRPC strives to help make the Rutland Region a great place, we are meeting with all our member municipalities to discuss the Plan and its importance. We will provide an overview of the Plan elements and how Act 181 overhauled Vermont's land use planning framework. Then, we will dive into the new Act 181 land use categories, state designations, and location-based Act 250 jurisdiction tiers. We will walk you through the draft regional future land use map and highlight key changes from the 2018 map.

This meeting is an opportunity to:

- Review and provide feedback on the draft regional future land use map, especially as it applies to your municipality.

Finally, the RRPC will share ways for the public to review and provide feedback on the first draft of the 2026 Regional Plan.

This is a lot of material to cover in one meeting. To help prepare for meaningful discussions, the RRPC has included background information on Act 181, the new land use categories, state designations, and location-based Act 250 tiers. We encourage you to review these materials before our meeting.

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## Meeting Details:

**Date:** Tuesday, May 13, 2025

**Time:** 7:00 p.m.

**Location:** Wells Town Office, 1064 Vermont Route 30





# Act 181 for Municipalities

Act 181, passed into law in June 2024, overhauls Vermont's land use planning framework. It aims to uphold the state's long-standing goal of planning development that maintains Vermont's historic settlement pattern, characterized by compact downtowns and village centers surrounded by rural countryside. However, it modernizes how Vermont directs public investments to designated areas and accelerates the transition of Act 250 to location-based jurisdiction.

## NEW LAND USE CATEGORIES

Act 181 defines 11 new land use categories to guide development by designating areas for growth and conservation based on environmental, infrastructure, and community factors. Four land use categories - Downtowns, Village Centers, Planned Growth Areas, and Village Areas - coordinate with the State Designation Program and location-based Act 250 jurisdiction areas. See pages 1-3 for more information on the new land use categories.

## REGIONAL FUTURE LAND USE MAP

All regional planning commissions must use the new land use categories to create a Regional Future Land Use (FLU) Map. The Map was developed using a standardized statewide methodology and will be used to determine areas eligible for the State Designation Program and location-based Act 250 jurisdiction.

## NEW STATE DESIGNATION PROGRAM

All areas currently enrolled maintain benefits. The Regional FLU Map shows areas eligible for:

### Center Designation

**Downtown & Village Center**

### Neighborhood Designation

**Planned Growth Area & Village Area**

The Designation Program is designed to encourage new development and redevelopment in these compact, designated areas. Benefits and incentives are for public and private sectors within the designated area.

See pages 4-5 for more information on the program's benefits and incentives.

## LOCATION-BASED ACT 250 TIERS

Location-based Act 250 jurisdiction means reducing or eliminating Act 250 permitting in areas planned for growth and increasing Act 250 permitting in critical natural resource areas that lack suitable State-level review and protection.

**Tier 1A & 1B Areas:** Areas with capacity for growth where limited or no Act 250 jurisdiction will apply. Shown on Regional FLU Map.

**Tier 2 Areas:** All areas that are not Tier 1 or Tier 3 and existing Act 250 jurisdiction applies.

**Tier 3 Areas:** Areas with critical natural resources where expanded Act 250 jurisdiction will apply.

See pages 6-8 for more information on the location-based Act 250 jurisdiction tiers.

Questions? Contact Logan Solomon at: [logan@rutlandrpc.org](mailto:logan@rutlandrpc.org)

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## ACT 181 – NEW LAND USE CATEGORIES

Act 181 defines 11 new land use categories to guide development by designating future land use areas (FLUA) for growth and conservation based on environmental, infrastructure, and community factors. A summary of the new land use categories is provided below. The statutory definition of each land use category can be found in 24 V.S.A. §4348a(12). Four land use categories – Downtowns, Village Centers, Planned Growth Areas, and Village Areas – coordinate with the state designation program and location-based Act 250 jurisdiction areas.

Several key terms are used in the land use category definitions. To ensure a common understanding of these terms, they are defined as follows:

- **Served by public water and sanitary sewer** means any public drinking water or sanitary sewer system, including Fire District or other small community systems.
- **Adequate soils for septic systems** are soils with a Class I-III septic suitability rating as determined by the Vermont Agency of Natural Resources.
- **Infill development** is defined in Section 29-201 of the Vermont Flood Hazard Area and River Corridor Rule. It refers to the development of vacant areas surrounded by existing development or infrastructure in a downtown or village context.
- **Areas of high flood risk** are both FEMA-mapped Special Flood Hazard Areas and state-mapped River Corridors.

### (1) **Downtown FLUA**

- Designated for higher-density growth.
- A traditional and historic mixed-use center bringing together community economic activity and civic assets.
- Areas adjacent to mixed-use, business, and civic areas may also be included.
- Areas currently enrolled in the state designation program as Downtown are included.
- Downtowns are served by public drinking water and sanitary sewer systems.
- The municipality has adopted both zoning and subdivision regulations.

### (2) **Village Center FLUA**

- Designated for higher-density growth.
- A traditional and historic mixed-use center bringing together community economic activity and civic assets.
- Areas adjacent to mixed-use, business, and civic areas may also be included. If the municipality has no other village-related FLUA, RRPC expands the boundary to abutting state historic districts and/or vacant lots with adequate soils for septic systems.
- Areas currently enrolled in the state designation program as Village Centers are included unless the area is mapped as a Downtown.
- Public drinking water and sanitary sewer systems or zoning and subdivision regulations are not required.





## ACT 181 – NEW LAND USE CATEGORIES

### (3) **Planned Growth Areas FLUA** (*Surrounding Downtown or Village Center*)

- Designated for higher-density growth.
- The area is served by public drinking water and sanitary sewer systems.
- The municipality has adopted both zoning and subdivision regulations.
- At least 70% of buildings are within a 0.25-mile radius of sidewalks.
- No mapped areas of high flood risk unless infill development.
- Municipal Plan or zoning indicates that the area is intended for higher-density development. Zoning that allows for a density of 5 dwelling units per acre is interpreted to mean the zoning is intended for higher-density development.

### (4) **Village Areas FLUA** (*Surrounding Downtown or Village Center*)

- Designated for higher-density growth.
- The municipality has either public drinking water or sanitary sewer systems. However, the Village Area may not have either, provided it contains adequate soils for septic systems.
- The municipality has adopted both zoning and subdivision regulations.
- Unless the municipality has adopted flood hazard and river corridor bylaws, the Village Area excludes identified areas of high flood risk unless these areas contain preexisting development in areas suitable for infill development.
- There may be opportunities for new development if it is done in a flood-resilient manner.

### (5) **Transition or Infill Areas FLUA**

- Designated for higher-density growth.
- Areas served by public drinking water and/or sanitary sewer systems that will be transformed into higher-density areas and are not Downtown, Village Center, Planned Growth Area, or Village Area.
- New commercial linear strip development is not allowed. Instead, new development should be in the form of a network of streets, to the extent that geography allows.

### (6) **Enterprise Areas FLUA**

- Designated for higher-density growth.
- Areas of high economic activity and employment, including industrial parks, areas of natural resource extraction, or commercial uses that involve a large land area.
- Not adjacent to Planned Growth Areas.
- Must have ready access to necessary infrastructure for enterprise-related use.

### (7) **Resource-Based Recreation Areas FLUA**

- Designated for higher-density growth.
- Large-scale resource recreation facilities (not a map of all recreation areas).
- Contains a higher density of housing, other buildings, and infrastructure related to the resource-based recreation area.





## ACT 181 – NEW LAND USE CATEGORIES

### (8) Hamlets FLUA

- Designated for lower-density growth and conservation.
- Small historic clusters of homes, often accompanied by a public building.
- Not mapped as Downtown, Village Center, Planned Growth Area, Village Area, or Transition/Infill Area.
- Unlike other FLUA, Hamlets are dots on a map acknowledging historic clusters.

### (9) Rural (General) FLUA

- Designated for lower-density growth and limited commercial development compatible with the working landscape and natural areas.
- All remaining land area that is not otherwise mapped.

### (10) Rural (Agriculture and Forestry) FLUA

- Designated for lower-density growth and managed to promote the working landscape and rural economy.
- Includes parcels enrolled in the Current Use tax program.

### (11) Rural (Conservation) FLUA

- Designated for conservation.
- Areas of significant natural resources that require special consideration for protection and other conservation purposes such as elevations of 2500' or higher, highest priority interior forests and highest priority connectivity blocks, Class 1 and 2 wetlands that are 5 acres or larger, groundwater source protection areas, FEMA-mapped floodplains and DEC-mapped river corridors (if municipality does not have both flood hazard and river corridor regulations).
- Not mapped as Downtown, Village Center, Planned Growth Area, Village Area, Transition/Infill Area, Enterprise Area, Resource-Based Recreation Area, or Rural Agriculture and Forestry.
- Includes parcels in the Vermont Protected Lands Database, which contains all protected lands for conservation purposes.





## ACT 181 – NEW STATE DESIGNATION PROGRAM

The Department of Housing and Community Development manages the state designation programs, which currently include Downtowns, Village Centers, New Town Centers, Growth Centers, and Neighborhood Development Areas. These programs offer incentives, align policies, and provide communities with the technical assistance necessary to encourage new development and redevelopment in compact, designated areas. The program's incentives are available to both the public and private sectors within the designated area and include tax credits for historic building rehabilitation and code improvements, permitting benefits for new housing, funding for transportation-related public improvements, and priority consideration for other state grant programs.

Act 181 provided the framework to consolidate and simplify the designation programs. Beginning in January 2026, all designated Downtowns, Village Centers, and New Town Centers will be reclassified as designated **Centers**, and all designated Growth Centers and Neighborhood Development Areas will be reclassified as **Neighborhoods**.

### Center Designation

Downtown and Village Center Areas on the Regional Future Land Use (FLU) Map are eligible for Center Designation. Center benefits are divided into three steps.

**Step One** is an entry-level designation created to provide an accessible designation, as all Downtown and Village Centers automatically reach Step One upon approval of the Regional FLU Map.

**Step Two** is a mid-level designation created for villages to increase their planning and implementation capacity for community-scale projects. Municipalities must apply to the State Land Use Review Board for Step Two designation.

**Step Three** is an advanced designation created for downtowns to create mixed-use centers and join the Vermont Downtown Program. Municipalities must apply to the State Land Use Review Board for Step Three designation.

Center Designation and Step requirements and benefits are outlined in 24 V.S.A. § 5803.

### Neighborhood Designation

Planned Growth and Village Areas on the Regional FLU Map are eligible for the Neighborhood Designation. This designation recognizes that adjacent and walkable neighborhoods support the vitality of downtowns and villages.

Neighborhood Designation requirements and benefits are outlined in 24 V.S.A. § 5804.

A summary of the Center and Neighborhood Designation benefits is presented in the table below.





## ACT 181 – NEW STATE DESIGNATION PROGRAM

Benefit Summary	Center Designation Steps			Neighborhood Designation
	One	Two	Three	
Eligibility for Better Places Grant Program	x	x	x	
Eligibility for Downtown and Village Center Tax Credits	x	x	x	
Funding Priority for Municipal Plan Updates	x	x	x	
Priority Consideration for Better Connections Program		x	x	x
Funding Priority for Bylaws and Special Purpose Plans, Capital Plans, and Reinvestment Plans		x	x	x
Funding Priority for State Infrastructure Scoping, Design, Engineering, and Construction		x	x	x
Local Authority to Create Special Taxing District for Capital/Operating Costs in the Area		x	x	x
Priority for State and Federal Affordable Housing Funding		x	x	x
Local Authority to Establish Speed Limits Less Than 25 mph in the Area		x	x	x
State Wastewater Permit Fees Capped at \$50 for Residential Development		x	x	x
Exemption from Land Gains Tax		x	x	x
State Assistance and Guidance on Establishing Local Historic Preservation Regulations		x	x	
Funding for the Local Downtown Organization and State Technical Assistance for the Area			x	
Local Reallocation of Receipts Related to State Tax on Construction Materials			x	
Eligibility to Receive National Main Street Accreditation			x	
Eligibility to Erect Local Information Signage to Guide Visitors to Landmarks			x	
Housing Appeal Limitations within the Area			x	x
Highest Priority for Locating State Buildings or Regional Planning Commission Buildings			x	
Participation in the Downtown Transportation and Related Capital Improvement Fund			x	





## ACT 181 – LOCATION-BASED ACT 250 TIERS

Act 181 establishes three tiers for location-based Act 250 jurisdiction. Location-based Act 250 jurisdiction means reducing or eliminating Act 250 permitting in areas planned for growth (Tier 1 areas) and increasing Act 250 permitting in critical natural resource areas that lack suitable State-level review and protection (Tier 3 areas).

### Tier 1A and Tier 1B Areas

Areas with capacity for growth where limited or no Act 250 jurisdiction will apply. The Regional Future Land Use (FLU) Map shows areas eligible for Tier 1A and Tier 1B Act 250 exemptions. The table below summarizes the key attributes of Tier 1A and Tier 1B areas.

### Tier 2 Areas

All areas that are not Tier 1 or Tier 3. Existing Act 250 jurisdictional thresholds will remain based on acreage, units, or lots created. Additionally, Act 250 jurisdiction will apply to the construction of a single road if it exceeds 800 feet in length or if all roads/driveways constructed exceed 2,000 feet. This provision, known as the “Road Rule”, will apply starting July 1, 2026. More information on Tier 2 at: <https://act250.vermont.gov/tier-2-area-report>

### Tier 3 Areas

Tier 3 Areas contain critical natural resources that merit consideration in the Act 250 permitting process. The Tier 3 rulemaking process is scheduled to begin in April-May 2025. The Land Use Review Board is required to deliver proposed final rules for Tier 3 areas by February 1, 2026. Act 250 jurisdiction in Tier 3 areas will begin on December 31, 2026. More information on Tier 3 Rulemaking at: <https://act250.vermont.gov/tier-3-rulemaking-and-report>

	Tier 1A Areas	Tier 1B Areas
<b>Which areas are eligible?</b>	Part or all of the <b>Centers</b> (Downtown and Village) and <b>Planned Growth Areas</b> as shown on the approved regional future land use map.	Part or all of the <b>Centers</b> (Downtown and Village), <b>Planned Growth Areas</b> , and <b>Village Areas</b> as shown on the approved regional future land use map.
<b>What are the Act 250 exemptions?</b>	All development is fully exempt.	50 units or fewer on 10 acres or less for housing and mixed-use development is exempt.
<b>Will our municipality have to enforce existing Act 250 conditions?</b>	Yes. Within Tier 1A areas, municipalities must carry forward conditions of <u>existing</u> Act 250 permits for new development permits, with a few exceptions. In approved Tier 1A areas, the Land Use Review Board will no longer enforce permit conditions unless the municipality fails to do so.	No. The Land Use Review Board will continue to enforce <u>existing</u> Act 250 permits and conditions in Tier 1B areas.





## ACT 181 – LOCATION-BASED ACT 250 TIERS

	Tier 1A Areas	Tier 1B Areas
<b>How do we apply?</b>	Municipalities will apply to the Land Use Review Board for Tier 1A jurisdiction. More information on Tier 1A Approval Guidelines at: <a href="https://act250.vermont.gov/tier-1a-approval-guidelines">https://act250.vermont.gov/tier-1a-approval-guidelines</a>	Municipal request to RPC. RPC submits to the Land Use Review Board on behalf of the region's municipalities through the Regional Plan adoption process. The RRPC will provide a municipal resolution form for the Selectboard to sign.
<b>When do municipalities have to decide?</b>	Any time after January 1, 2026.	No later than July 1, 2025, to align with the necessary timeline for Regional Plan adoption.
<b>What happens if we don't pursue Tier 1 Act 250 exemptions?</b>	A municipality is <u>not</u> required to opt in. In a municipality that does not opt in, after the interim Act 250 exemptions expire, development projects will be subject to standard Act 250 jurisdiction throughout your community.	
<b>What other requirements must municipalities meet for Tier 1 eligibility?</b>	<p>Eligibility and application requirements are outlined in 10 V.S.A. §6034(b).</p> <ol style="list-style-type: none"> <li>The municipality must have an approved municipal plan.</li> <li>Tier 1A boundaries must be consistent with and be within Downtowns, Village Centers, or Planned Growth Areas as shown on the approved regional future land use map.</li> <li>The municipality must have adopted bylaws that are at least as strong as the state model flood hazard bylaws (per 10 V.S.A. § 755) and river corridor bylaws (per 10 V.S.A. §1428).</li> <li>The municipality must have adopted permanent zoning and subdivision regulations without broad exemptions for obtaining municipal permits.</li> <li>In the Tier 1A area, adopted municipal bylaws must further smart growth principles, regulate physical form and scale, allow for at least four stories in areas served by water and sewer, and follow other guidelines to be established by the Land Use Review Board.</li> <li>The Tier 1A area must be compatible with the character of adjacent historic</li> </ol>	<p>Eligibility and application requirements are outlined in 10 V.S.A. 6033(c).</p> <ol style="list-style-type: none"> <li>The municipality must request Tier 1B status from the RRPC.</li> <li>The municipality must have an approved municipal plan</li> <li>The municipality must have permanent zoning and subdivision regulations.</li> <li>In the Tier 1B area, the municipality must exclude or adequately regulate flood hazard areas and river corridors.</li> <li>In the Tier 1B area, there is adequate public drinking water and sanitary sewer systems capacity for compact housing; in Village Areas, this may be in the form of soils that can accommodate a community system.</li> <li>In the Tier 1B area, the municipality must have adequate municipal staff, municipal officials, or contracted capacity for development review and zoning administration.</li> </ol>





## ACT 181 – LOCATION-BASED ACT 250 TIERS

	Tier 1A Areas	Tier 1B Areas
	<p>districts and sites and significant cultural and natural resources.</p> <p>G. In the Tier 1A area, the municipality must plan to maintain significant natural communities and RTE species or exclude them from it.</p> <p>H. In the Tier 1A area, public drinking water and sanitary sewer systems can support additional development.</p> <p>I. In the Tier 1A area, adequate municipal staffing exists for comprehensive planning, capital planning, development review, and zoning administration.</p>	