

City of Barre, VT

**Special Meeting of the
Barre City Planning Commission
Thursday, August 13, 2026 at 5:30 PM**

<https://us06web.zoom.us/j/83132944524?pwd=OY7bpA4Xp6W6PoMaXOCjgyinPLafJx.1>

**Hybrid Participation (both in person and remote ability)
Meeting ID: 831 3294 4524
Passcode: 381609**

AGENDA

Agenda Item #	Page No.	Description
1		Call to Order
2		Adjustments to the Agenda
3		Public comment (for something not on the agenda)
4	2	Approval of Minutes: for the July 9, 2026 Regular Meeting
5		Old Business
	4	Alcohol and Tobacco Retail Establishments/Locations Discussion
	29	CVRPC Regional Plan – Future Land Use Map and Regional Housing Targets Discussion and possible action
6		New Business
7		Confirmation of next meeting date of September 10, 2026
9	46	Staff updates – additional as needed
10		Roundtable
11		Adjourn

Barre City Planning Commission July 9, 2026 Meeting Minutes

Present: David Sichel (Chair), Wendy Ducey (Vice Chair), Cat Allen, Wilson Ballantyne, Erica Smith, Erica Rosset, Maddie Cobb

Staff: Janet Shatney, Planning Director

1. Call to Order: 5:30 pm.
2. Adjustments to the Agenda: None.
3. Public comment (for something not on the agenda): None.
4. Approval of Minutes for May 14, 2026 regular meeting:

Allen moved and Smith seconded, unanimous in favor.

5. New Business.

a. Commission Welcome, Tools and Requirements

Sichel welcomed the new members of the Commission, and with introductions:

Sichel: 20+ year member of the Commission, as a resident of Barre, has retired from the League of Cities and Towns and has multiple years of zoning and planning experience;

Rosset: 4-year resident, works for a global NGO, which overlaps into planning;

Ballantyne: 10-year area resident and co-owner of a downtown business;

Smith: 3-year resident, moved to be closer to work, works in community building and communications;

Allen: 4-year resident, is a public sector consultant, and an owner of a downtown business;

Cobb: resident of Ward 2, owner of a downtown business, has a degree in urban planning, wants what is best for the City;

Ducey: 16 ½ year resident, 2 years on the Planning Commission, works at AOT for 18+ years in research, materials and construction contracting.

Shatney went over the attachments included in the Commission Packet, and gave a brief overview of what is planning, why its done, the regulations we have and the various plans that the City has.

Sichel spoke regarding the Municipal Plan that the update will be being worked on and its very important to receive as much public input as possible; that the current plan is an update of the 2014 plan and hopes to have a fresh start; consultant RFP being worked on.

b. Annual Election of Officers: Chair, Vice Chair and Secretary

Sichel opened the floor for nominations for Chair for ensuing year:

Ducey nominated Sichel as Chair, Ballantyne seconded, unanimous in favor.

Sichel then asked for any nominations for Vice Chair for ensuing year:

Allen nominated Ducey as Vice Chair, seconded by Smith, unanimous in favor.

Sichel asked for any nominations for Secretary for ensuing year:

Ballantyne offered, and was seconded by Allen, unanimous in favor.

c. CVRPC Regional Plan and Future Land Use Mapping with Housing Targets

Christian Meyer, Executive Director of the CVRPC, and Brian Voigt, Land Use Planner explained briefly Act 181, that the Regional Commission has been charged with the map and the municipalities within the region, and how the land uses work. There are 4 land use districts, and different Tiers for municipalities to join. CVRPC came in front of the City Council earlier in the year, and with discussions over signing up for Tier 1A or Tier 1B, it made sense for the City to be in Tier 1B. This means largely that any housing unit project with 50 units or fewer will not need Act 250 permits. An application is made to the State's LURB (Land Use Review Board) to get the full Act 250 exemption, and the map shows where growth is desired.

Discussion about the draft map, certain properties on the map, elevations of land, wetlands, conserved properties, rural classes occurred.

CVRPC wants comments asap, as they meet with the LURB on July 23, 2026. CVRPC sees the need for a special use category, most especially for our North End area that is all in the floodplain, but could still experience growth. A resolution approved by City Council is needed by September 1.

6. Old Business.

With limited time remaining for the evening, no items under this section were discussed.

7. Confirm Date of Next Meeting: **August 13, 2026**

8. Executive Session: Not needed

9. Staff Updates: nothing in addition to what was in the packet.

10. Round Table: bring forward for discussion the alcohol and tobacco discussion for next meeting.

11. Adjourn: **Allen moved to adjourn at 7:27 pm, seconded by Rosset, unanimous in favor.**

ANALYSIS OF TOBACCO RETAIL ESTABLISHMENTS AND PROPOSAL FOR FUTURE REGULATION IN BARRE CITY



PRESENTATION GOALS

- Recap **current goals** from the 2020 Municipal Plan
- Discuss tobacco retail density in Barre City and **economic effects**
- **Update mindset** of City demographics
- Propose a **new approach**



CURRENT CITY GOALS

PER 2020 MUNICIPAL PLAN

- Foster a greater sense of **civic pride** among Barre City residents
- Attract and **retain new residents**
- **Plan for a Healthy Future**
- Link economic development goals and strategies to **building a sustainable community** so that today's decisions and actions will not diminish the opportunities for future generations to live healthy and successful lives in the city
- **Make more “spaces”** (spaces designed for people to be in and enjoy) and **reduce the number and impact of “non-places”** (spaces designed for people to pass through as a means to an end)
- **Implement the city's land use strategies** as set forth in [the Municipal Plan], which identify and **establish policies for the downtown business district**, commercial zones, neighborhood commercial zones, industrial zones, and mixed-use zones



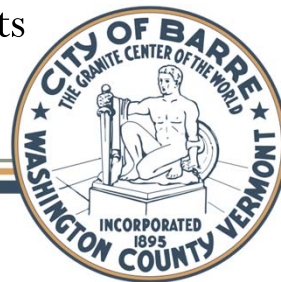
WHAT IS THE STANDARD?



Vermont 18+: Vermont Department of Health. [Vermont Tobacco and Alcohol Retail Audit](#). Apr. 2025. Accessed 10 August 2026

Vermont 21+: Estimated total population of 535,000 (21+) divided by 711 tobacco retailers per 2024 audit.

Barre 21+: Estimate is based on the 2020 census ratio. We can estimate roughly 6,780 of the 8,214 Barre City residents are eligible to purchase tobacco.



THERE ARE THAT MANY? YES.



17 Total Retailers

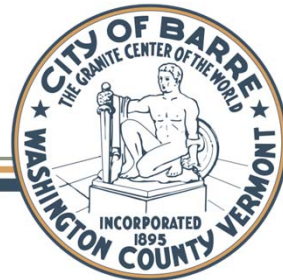


14 Sell Vapes



15 Sell Alcohol

**Mostly in the
Designated
Downtown**



WHY DOES THIS MATTER?

- **Barre only receives small portion of the revenue:** half of the licensing fee per year and 70% of the 1% in local options tax
- High tobacco density signals **social vulnerability and socioeconomic vulnerability** for new residents and businesses. Barre is perceived as a **risk for new investment**.
- Tobacco tax paid had dropped by \$33.6M since 2020 signaling consumption is down and that competition in this space is high. Retailers will fight for sales introducing **market fragmentation and local business instability** where tobacco is a large portion of planned income.
- These types of retail locations are not modeled to have shoppers linger. They represent spaces **designed for people to pass through** as a means to an end.
- **Variety and quality of Barre's downtown is an important** to attract new residents and maintain tourism

Revenue figures sourced from Vermont Department of Taxes from CTT-646 and CTT-642. Dated 2/9/26.

Perception of dense tobacco retail perception discussed in 2022 study "Associations of Alcohol and Tobacco Retail Outlet Rates with Neighborhood Disadvantage" from the International Journal of Environmental Research and Public Health.



WHY FOCUS ON THIS NOW?

- **Barre is changing and we need to keep to capitalize on the momentum to attract new residents and focus on downtown revitalization to support a healthy local economy.**
- Since 2020:
 - Over 500 homes, 12% of the housing stock, have been purchased in the last 6 years representing **a possible 500 – 1000+ new homeowner residents**
 - Average wage has increased from \$36,178 to \$62,087, a **real wage growth of 16%**
 - Dept of Labor reports a **growth of 513 employees** in Barre businesses
 - Barre's **poverty rate is dropping** for the first time since 1990
 - Greenlight Real Estate estimates the **average home price has increased** by over \$110,000
 - Barre is one of the youngest cities in Vermont with an **average age in the early 40s**

Home sale figures provided by the Vermont Department of Taxes Real Estate Transfer Tax division.
Wage and employment growth provided by the public data available through the Department of Labor
Poverty rates provided by the US Census Bureau. [Barre City QuickFacts](#). Accessed 10 August 2026
Age statistic provided in a Downtown Merchants meeting, stated by a representative from the Barre Area Development Council



SO WHAT CAN WE DO?

*“Although municipalities are limited because Vermont is a Dillon’s rule state, the Legislature has delegated to them authority to regulate alcohol and tobacco that is fairly expansive. Municipalities can enact local ordinances, create or amend governance charters, and utilize land use controls to regulate the sale, possession, and consumption of alcohol and tobacco... **Municipalities in Vermont tend to “do what they have always done,”** only looking at past successful practices.*

Given the multiple options potentially available to regulate alcohol and tobacco, municipalities could be more creative and aggressive in their approach moving forward.”



LET'S TRY SOMETHING NEW

- Using new **land use classifications**, Barre can:
 - **Reduce clustering** by implementing location buffers between licensed tobacco retailers
 - **Increase incentives** for specialty businesses to come to Barre
 - **Protect vulnerable-focused locations** like schools, parks, and senior living by implementing sensitive use areas
- The following slides are suggestions with drafted classification language meant to initiate conversation



LET'S TRY SOMETHING NEW

The goal is not to eliminate these regulated products from the community or Downtown District, **but to reduce clustering** and allow the downtown to function more closely to the goals identified in our Municipal Plan



LAND USE CLASSIFICATIONS

General Tobacco Retailer

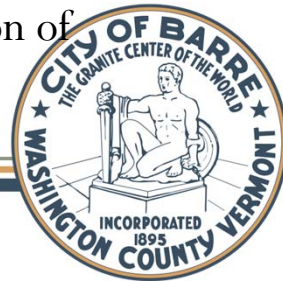
- Any establishment licensed to sell tobacco products through a State-issued Tobacco license offering tobacco or nicotine products and does not meet the definition of a Tobacco Specialty Retailer, Convenience Store, or Grocer
- Includes, but is not limited to:
 - Convenience stores
 - Smoke or vape shops
 - Business with more than 10% of floor area or display dedicated to the sale of tobacco products



LAND USE CLASSIFICATIONS

Tobacco Specialty Retailer

- A retail establishment authorized to sell tobacco products through a State-issued Tobacco license, with a focus on small-scale or specialty production
- No more than 30% of the floor area or display shall be devoted to the sale of tobacco products, and such establishments are characterized by the sale of cigars, pipe tobacco, and roll-your-own products
- Cigarettes, vapes, and e-nicotine delivery devices shall be allocated no more than 10% of the floor area or display
- No drive-through sales or self-service displays are accessible to customers
- An establishment shall not qualify as a Tobacco Specialty Retailer if it also meets the definition of a Cannabis Retailer



LAND USE CLASSIFICATIONS

Cannabis Retailer

- Any establishment licensed to sell recreational use cannabis products



LAND USE CLASSIFICATIONS

Grocer

- Any establishment with the primary purpose of selling fresh, prepared, and packaged food for off-site consumption and household goods. It may offer retail sales of tobacco or alcoholic products for off-site consumption, if licensed by the State of Vermont, as an accessory use.
- Business with a minimum of 70% of floor area dedicated to the sale of fresh, prepared, and packaged food
- A minimum of 20% of the floor area shall be dedicated to the sale of fresh food categorized as:
 - Fresh produce
 - Dairy, including milk and cheese
 - Raw meat



LAND USE CLASSIFICATIONS

Grocer

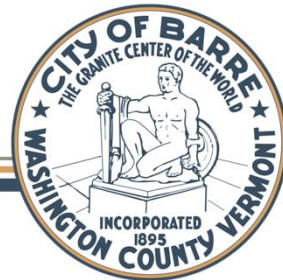
- No more than 10% of the floor area or display shall be devoted to the sale of tobacco
- Includes, but is not limited to:
 - Grocery stores
 - Markets
 - Bodegas



LAND USE CLASSIFICATIONS

Convenience Store (Update to Existing)

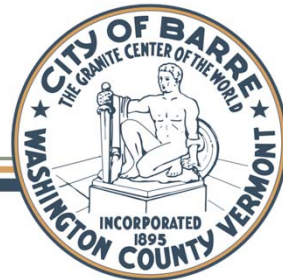
- An establishment that sells a limited line of staple food, packaged food, and convenience items primarily for off-site consumption. It may offer prepared foods or drinks for immediate consumption either on-site or for take-out as an accessory use. **It may offer retail sales of tobacco, if licensed by the State of Vermont, as an accessory use.**
- **To meet this classification, no more than 20% of the floor area or display shall be devoted to the sale of tobacco products**



LIKE-USE BUFFERS

General Tobacco Retailers and standalone Convenience Stores with Tobacco Retailer licenses shall not be located within **750 feet** of another business with an active Tobacco Retailer license. Distance shall be measured in a straight line from the nearest point of the structure containing the proposed use to the nearest point of the structure of any existing such use.

Cannabis Retailers shall not be located within **1,500** feet of another such use. Distance shall be measured in a straight line from the nearest point of the structure containing the proposed use to the nearest point of the structure of any existing such use.



LIKE-USE BUFFERS

Cannabis Retailers shall not be located within **750 feet** of a General Tobacco Retailer. Distance shall be measured in a straight line from the nearest point of the structure containing the proposed use to the nearest point of the structure of any existing such use.

Tobacco Specialty Retailers **shall be exempt** from minimum separation requirements, provided they do not meet the definition of a General Tobacco Retailer

Properties with combined Convenience Store and Fueling Station uses and Grocers **shall be exempt** from minimum separation requirements



AND SENSITIVE-USE SPACES...

- Spaces in the Downtown Review Overlay District or classified as a Civic location, which include **any public or quasi-public facility or facility supporting a vulnerable population**, including, but not limited to:
 - Community Facilities, as defined in 1104, except municipal parks with an area less than 10,000 square feet
 - Public libraries as recognized by the State's Department of Libraries
 - Rehabilitation services or residential treatment facilities, as defined in 3228
 - Senior Housing
 - Assisted Living
 - Group Home
- Once defined, consider establishing a buffer around Sensitive-Use spaces



AND SENSITIVE USE SPACES...

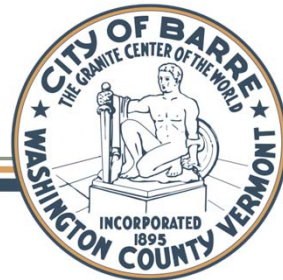
Tobacco Specialty Retailers shall not be located within **500 feet** of designated Sensitive-Use spaces. Distance shall be measured in a straight line from the nearest point of the structure containing the proposed use to the nearest point of the property boundary of the Sensitive Use.

General Tobacco Retailers and Cannabis Retailers shall not be located within **750 feet** of designated Sensitive-Use spaces. Distance shall be measured in a straight line from the nearest point of the structure containing the proposed use to the nearest point of the property boundary of the Sensitive Use.



AND SENSITIVE USE SPACES...

Convenience Stores and Grocers with regulatory substance licenses, including tobacco and tobacco enhancement, shall not be located within **500 feet** of designated Sensitive-Use spaces. Distance shall be measured in a straight line from the nearest point of the structure containing the proposed use to the nearest point of the property boundary of the Sensitive Use.



WHAT HAPPENS TO EXISTING SHOPS?

Nothing. They continue to operate as they have been.

If a new policy is adopted, Planning Commission can decide if these businesses are non-conforming or if the policies only impact new licensees moving forward



SUMMARY

These updates are intended to:

- **Prevent new tobacco retailers** in the downtown and DROD based on the current market saturation
- **Support the character and economic vitality** of the Downtown District by encouraging businesses where the Tobacco offerings are either specialized or incidental and subordinate to their primary retail offerings
- **Promote public health and safety** by establishing Sensitive Use areas
- Maintain a balanced mix of commercial activity to **encourage Vermonters and tourists to spend time in our Designated Downtown.**



SUMMARY

Our objective for downtown should not be maximizing the number of businesses.

Instead, we should focus on:

Creating a downtown environment capable of attracting and retaining repeat visitors, residents, businesses, and new diverse retail and quality of life investment.



ADDITIONAL CONSIDERATIONS

- Should updates include language to signage like logos displaying tobacco use or less available signage space?
- Should other age-restricted products also be classified? This could include retail alcohol and weapons.



Additional CVRPC Regional Land Use Map and Regional Plan Q&A: Tues. 8/11, Tues 8/18, Weds. 8/19, Tues 8/25

From Lorraine Banbury <banbury@cvregion.com>

Date Mon 08/10/2026 4:11 PM

To Lorraine Banbury <banbury@cvregion.com>

Hello Central Vermont Planning and Zoning folks,

CVRPC's Q&A sessions on the Regional Land Use Map/Regional Plan have been popular; several ZA's attended last week.* **We will be doing 4 more over Zoom:** <https://us02web.zoom.us/j/84566847484?pwd=dzAyyER>

- Tuesday, 8/11 12:00 pm
- Tuesday, 8/18 12:00 pm
- Wednesday, 8/19 **6:00 pm (this is the only evening option)**
- Tuesday, 8/25 12:00 pm

Also, the basic Q&A slides are here: <https://centralvtplanning.org/wp-content/uploads/2026/08/Regional-Land-Use-Map-QA.pdf> Slides with more details are here: <https://centralvtplanning.org/wp-content/uploads/2026/08/Regional-Land-Use-Map-QA.pdf>. There are links to condensed explainer documents throughout both decks. *If you do just download the slides, I'd love to know what was relevant to you.*

We have front-loaded the takeaways in the presentation, so if you can only join for 15 minutes, you will get the most important information. We cover: Act 181-Tier 3 and Tier 1, the Regional Future Land Use (FLU) Map and FLU area classifications criteria; Regional Plan and Municipal planning and zoning interface; and FLUAs and state designations.

Depending on interest, can talk more about: public outreach and approval timeline; details on state designations; Substantial Regional Impact; municipal housing targets; public participation; details of Tier 1A and 1B criteria; and the state mapping layers informing FLUA designations.

Relatedly, Public Hearings to take comment on the 2026 Regional Plan have been scheduled. Details here: <https://centralvtplanning.org/2026-regional-plan-first-public-hearings/>

*It was so nice to meet/re-meet! I've sent you this email in case you wanted to refer one of your PC/SB/CC members. I apologize CVRPC has sent so many emails lately.

Thanks for all you do,

Lorraine Banbury
Planner
Central Vermont Regional Planning Commission
(802) 262-1051

Note that emails sent to public officials may be subject to public disclosure under open records laws.



Barre City Future Land Use Map and Tier 1 Update

Over the last year, CVRPC visited each of our member municipalities to explain the Future Land Use Area (FLUA) mapping process and the new FLUA categories as part of Act 181. This was done as part of updating our Regional Plan, the guiding document for guiding future growth and regional decision-making. Part of the Regional Plan review process requires us to give each municipality the information included in this packet.

Attached are the following documents:

1. Memo outlining FLUA Map changes from 2024 to 2026,
- 2a. Barre City Tier 1 eligibility and State Designation information
- 2b. Information on the difference between Tier 1a and 1b,
- 2c. A draft City Council resolution,
3. Regional and Municipal Housing Targets

Commenting on the Regional Plan

We are collecting feedback and comments on the Regional Plan through August 28th.

CVRPC submitted a preliminary, "pre-application" draft of the Regional Plan to the Land Use Review Board (LURB) in June. The draft documents are available on the Regional Plan webpage at <https://bit.ly/CVRPC2026PLAN>

Commenting on the Future Land Use Map

We are collecting comments on the Future Land Use Map through August 28th.

The interactive map is online at <https://bit.ly/CVRPCFLUMAP>

- Left click on parcel to review its properties in a pop-up box. Use the scroll arrows on the side and the bottom of the pop up to see all the information for the parcel
- To leave a comment, click the blue feedback button at the bottom of the left-hand navigation pane and enter the address.

To find out more about the criteria for the different FLUA classifications, follow this link: <https://bit.ly/VAPDAFLUA>

Information on Housing Targets

For information about Regional and Municipal Housing targets, including a downloadable copy of the document on page 9, follow this link:

<https://bit.ly/CVRPC2026HOUSINGTARGETS>



To: Barre City Planning Commission

From: Central Vermont Regional Planning Commission

Date: July 2, 2026

Re: Summary of Proposed Regional Future Land Use Map Changes

CVRPC has maintained a Regional Plan, including Future Land Use (FLU) Maps, for more than 50 years. Act 181 established a new set of Future Land Use Areas (FLUAs), defined in 24 V.S.A. § 4348a, that are now used consistently by all Regional Planning Commissions. These categories are very similar to those used in the Central Vermont Regional Plan for more than a decade, including in the most recent 2024 Future Land Use Map. (See the table on page 2.)

Under Act 181, the Regional Future Land Use (FLU) Map now identifies areas eligible for Act 250 exemptions (Tier 1) and Vermont's state designation programs, which provide incentives for development. More information about the state designation programs is available at

<https://accd.vermont.gov/community-development/designation-programs>.

Local planning decisions remain in local hands. The Regional Future Land Use Map does not change municipal zoning, and neither the Regional Plan nor Act 181 requires towns to amend their zoning bylaws. Local regulations, decisions and community priorities will remain the primary guides for development decisions.

As part of Act 181, CVRPC will be meeting with municipalities throughout June and July to review the draft map, discuss Tier 1A and 1B options and the planning process, and get feedback and answer any questions about the Regional Plan.

This memo is intended to satisfy those statutory requirements and to provide an overview of the proposed changes affecting Barre City. Changes to the Future Land Use Map are described in the Summary of Regional Map Changes on page 3, and shown in the maps on pages 4 and 5.

If you have questions about this memo, the draft Regional Plan, the Future Land Use Map, or Act 181 implementation, please contact Lorraine Banbury at bunbury@cvregion.com.

Changes to Future Land Use Area Categories

Parcels were given Future Land Use Area classifications using a standard, statewide mapping methodology described at <https://bit.ly/VAPDAFLUA>.

A few notes:

- A parcel might have more than one FLUA within it.
- Not all communities will have all the FLUA types listed below.
- The previous “Rural” category has been separated into three distinct types of rural land: “Rural General,” “Rural Agriculture and Forestry” and “Rural Conservation.”
- Land previously designated as Resource was largely mapped as Rural Conservation in the 2026 map.

Future Land Use Areas Comparison 2024 and 2026

2024 Future Land Use Areas	2026 Future Land Use Areas
- Regional Centers - Town Centers - Villages - Mixed-Use Commercial - Industrial - Resort Centers - Resource - Hamlets - Rural	- Downtown Centers - Village Centers - Planned Growth Areas - Village Areas - Enterprise - Transition/Infill - Resource-based Recreation Areas - Hamlets - Rural – General - Rural – Agriculture and Forestry - Rural – Conservation

Summary of Regional Map Changes

Geographic Area	2024 FLU Map	2026 FLU Map	Notes
Downtown Barre City	Regional Center	Downtown Center, Rural Conservation, and Planned Growth Area	The regional center was divided into three new land use classes. The downtown center is a slight expansion of the legacy downtown designated area, and the surrounding planned growth area represents other areas for growth in the city. The rural conservation areas throughout the city center denote the presence of known flood hazard locations or properties unlikely to ever be developed (e.g. Hope Cemetery).
Areas in purple to the northwest and to the southeast of the regional center (2024 map)	Industrial	Enterprise	Reflects new land use category names.

Figure 1 2026 Barre City Future Land Use Map

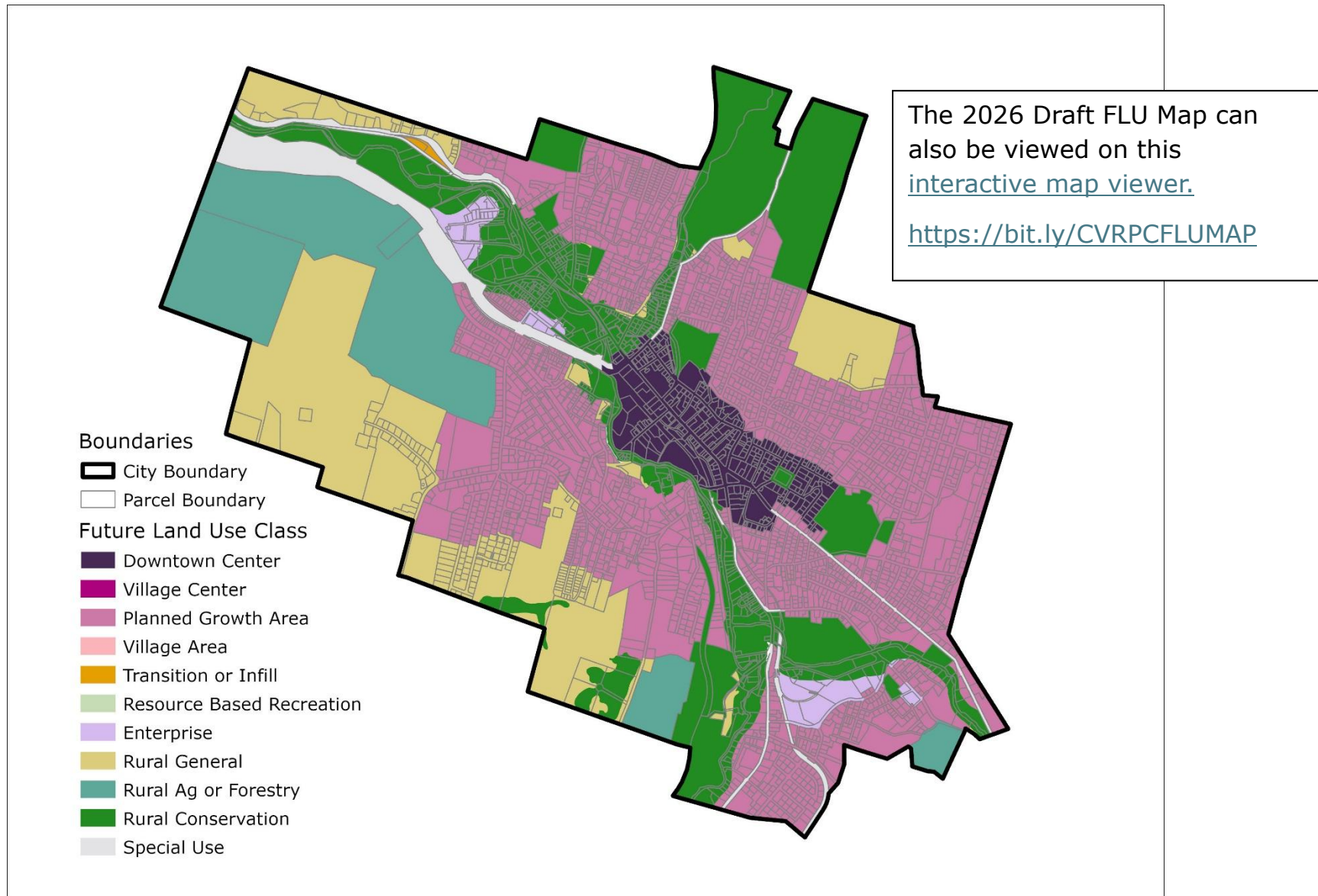
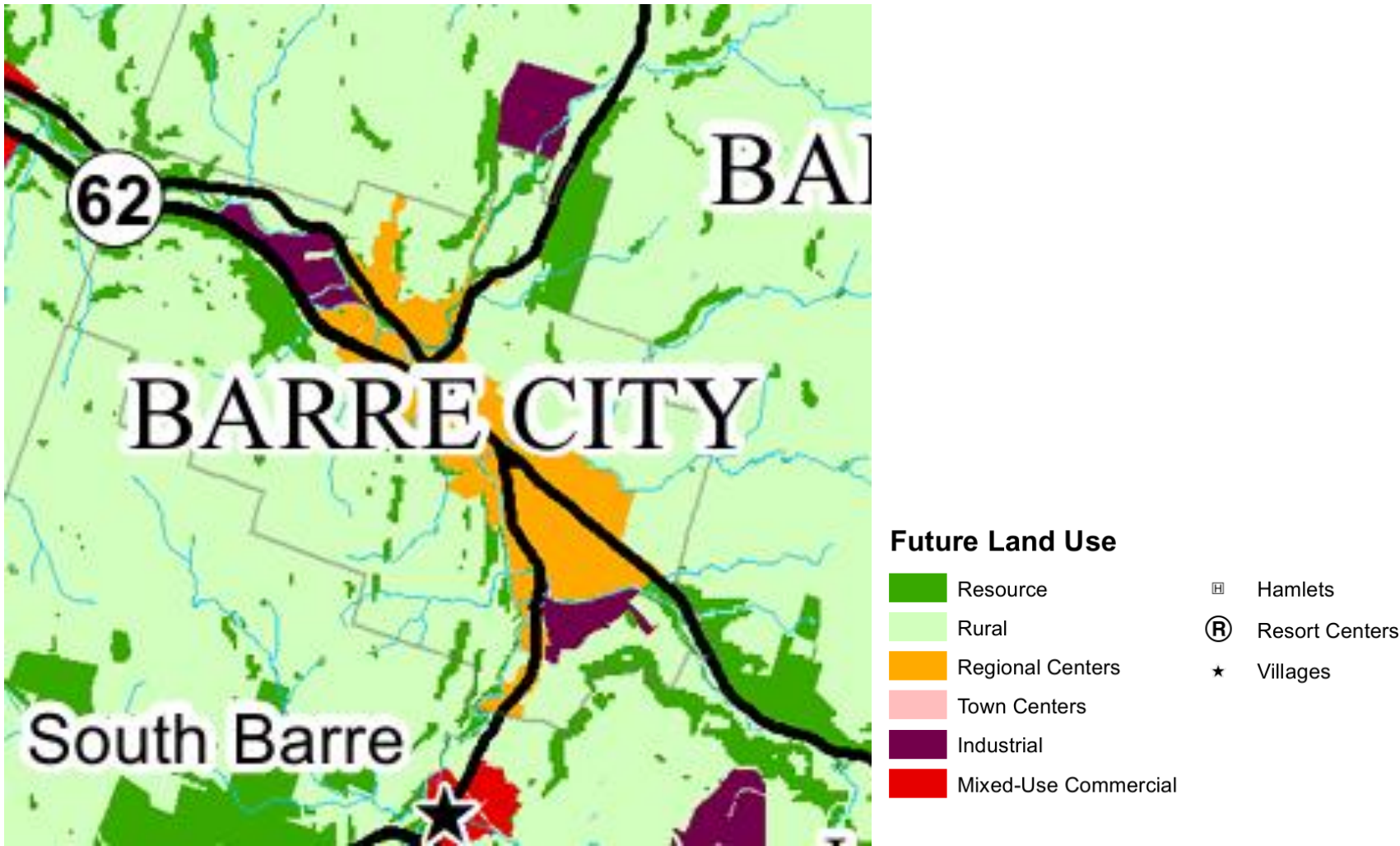


Figure 2 2024 Barre City Future Land Use Map





Barre City Tier 1 Eligibility and Changes to State Designations

Tier 1 Eligibility

Barre City has areas that meet the criteria for **Tier 1a** and **Tier 1b** eligibility. Eligibility requires certain Future Land Use Area (FLUA) categories in the Regional Future Land Use Map. **Downtown Center, Village Center, Planned Growth Area, and Village Area** FLUAS all qualify for Tier 1 exemptions. It is important to note that *Regional FLUA classifications do not override local zoning, subdivision, or river corridor regulations, and will not replace your own Future Land Use Map or goals in your Town plan. Local regulations and planning decisions will continue to guide development in Barre City.*

Pursuing Tier 1 status is entirely optional. Having eligible areas does not obligate your municipality to pursue Tier 1 status. Opting into Tier 1 is a local decision made by resolution of your Select Board or City Council. A sample resolution is included on page 9. Once approved, Tier 1 status remains in effect until modified or revoked.

Enrolling in Tier 1 affects Act 250 state oversight of development in selected areas. Tier 1a areas are fully exempt from Act 250 review. In Tier 1b areas, housing and mixed-use development of up to 50 units on 10 acres or less are exempt from Act 250 review. Development in exempt areas would instead be reviewed entirely through local permitting processes. See page 8 for more information on the differences between Tier 1a and 1b, including differences in responsibility for enforcing existing Act 250 permits and conditions in the exempt area. If you have questions about Tier 1 or how it may affect your municipality, CVRPC is here to help.

If you are applying for Tier 1b status, we ask that you submit your resolution to CVRPC by September 30th. If you are pursuing Tier 1a status, you will be able to apply directly to the Land Use Review Board (LURB) once the 2026 Regional Plan is approved, and can do so with the attached resolution. If you choose not to pursue Tier 1 status this fall, your municipality may apply in the future through a Regional Plan amendment.

Process for Updating State Designated Area Boundaries

State Designations allow municipalities to access incentives for community investment and development. Under Act 181, the five legacy state designation programs (Downtowns, Village Centers,¹

¹ It is confusing that the new FLUA categories include Downtown Centers and Village Areas, which are also close to or the same as the names of legacy state designations Downtown and Village Area, but they are from different classification systems.

New Town Centers, Growth Centers, and Neighborhood Development Areas) have been consolidated into two new designation programs: **Centers** and **Neighborhoods**.² All legacy benefits will be retained under the new designations. The Vermont Department of Housing & Community Development has an overview and explainer document here: <https://bit.ly/VTSTATEDESIGNATIONS>

Going forward, the regional FLUA map defines Centers and Neighborhoods. The 2026 map FLUA categories of Downtown Centers and Village Centers on the regional map will be automatically enrolled in the **Center** designation program. Planned Growth Areas and Village Areas will be automatically enrolled in the Neighborhood designation program. These changes will go into effect when the Land Use Review Board (LURB) approves the 2026 Regional Plan. *All legacy benefits will be retained under the new designations.*

No municipal action is required for your current state designation benefits to roll into the categories.

Making future changes to the boundaries of designated Centers and Neighborhoods will require changing the FLUA map via a regional plan amendment, and approval of the amendment by the LURB.³ CVRPC will guide municipalities who want to make changes through the process.

Sincerely,

Christian Meyer

Christian Meyer
Executive Director

² 24 V.S.A. Chapter 139

³ 24 V.S.A. 4348(j)

Act 181 – Tier 1A and Tier 1B information for municipalities

Act 181 updates Vermont’s planning framework for coordinating state, regional, and municipal land use. This includes shifting Act 250’s jurisdiction from being triggered by the size of the development to being location-based. This document outlines two major elements of location-based jurisdiction that are informed by municipalities: Tier 1A areas and Tier 1B areas. Both include Act 250 exemptions.

	Tier 1A	Tier 1B
Which areas are eligible?	Part or all of the following areas as shown on the regional future land use map which meet criteria in 10 V.S.A. § 6034(b) - Centers (Downtowns & Villages) - Planned Growth Areas	Part or all of the following areas as shown on the regional future land use map which meet criteria in 10 V.S.A. 6033(c). - Centers (Downtowns & Villages) - Planned Growth Areas - Village Areas
What are the Act 250 exemptions?	Fully exempt	50 units or fewer on 10 acres or less for housing and mixed-use development
Who decides where this applies?	Municipal application to LURB	Municipal request to RPC to include in regional FLU map
Are state planning designations tied to Act 250 exemptions?	No. The new state planning designations (Centers and Neighborhoods) are only tied to the regional future land use map as approved by the LURB. Act 250 exemptions for Tier 1A and Tier 1B are now determined separately.	
When do municipalities have to decide?	Anytime after January 1, 2026.	1) Fall 2025 during drafting of initial regional Future Land Use Map. 2) During future updates to regional plan (next expected 2026).
Will our municipality have to enforce existing Act 250 conditions?	Yes. Within Tier 1A areas municipalities must carry forward conditions of prior Act 250 permits for new development permits, with a few exceptions. In approved Tier 1A areas the LURB will no longer enforce permit conditions unless the municipality fails to do so.	No. The LURB will continue to enforce existing Act 250 permits and conditions in Tier 1B areas.
What happens if we don’t pursue Act 250 exemptions?	After the interim Act 250 exemptions expire, development projects will be subject to standard Act 250 jurisdiction throughout your community, including any changes under Act 181	

TIER 1 SAMPLE MUNICIPAL RESOLUTION

Municipality:

Whereas In accordance with Vermont Statute, 10 V.S.A. Section 6033 a municipality may request Tier 1B status for the purposes of Act 250 jurisdiction.

Whereas The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.

Whereas The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.

Whereas The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development.

[AND/OR]

Whereas The municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality that are consistent with the necessary standards.

Whereas The municipality has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.

Whereas The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

Now, therefore be it resolved that

The municipality hereby requests to have the [Downtown Center, Village Center, Planned Growth Area, Village Area] mapped for Tier 1B status.

Adopted at a duly noticed public meeting held on DATE

Attest:

Signature _____

Name _____

Title _____ (Secretary or Chair)

2026 Central Vermont Municipal Housing Targets

Where State Housing Targets Came From

State law 24 V.S.A. § 4348a directed the Vermont Department of Housing and Community Development (DHCD) to identify future housing needs and establish housing targets for Vermont and each planning region. This law also requires Regional Plans to assign a portion of those regional targets to each municipality.

DHCD contracted with the Vermont Housing Finance Agency (VHFA) to prepare the *2025-2029 Vermont Housing Needs Assessment*¹ which established the following targets:

	2025-2030 Housing Targets		2025-2050 Housing Targets	
	Low	High	Low	High
Central Vermont Planning Region	2,540	3,864	8,045	15,856
State of Vermont	27,867	41,185	79,018	172,044

The state targets were based on the following factors:

- The need to replace the 15% of homes that become second homes, seasonal homes, or short-term rentals.
- The need to maintain a healthy number of homes available for rent or purchase.
- The need to provide housing for the 7,000 Vermonters experiencing homelessness or housing insecurity.
- The need for more homes as the population grows.

Population growth calculations:

- The state-wide **2030 lower target** assumes the number of year-round households will grow by **1.02% per year**, based on the average growth rate from **2016–2019** (before the pandemic). The statewide **2030 higher target** assumes the number of year-round households will grow by **1.77% per year**, based on the average growth rate from **2019–2022** (during and after the pandemic).
- The state-wide **2050 lower target** looks at how many people are expected to be in different age groups and estimates how many homes they may need as they move through different stages of life. The state-wide **2050 higher target** assumes the population will grow by **1.4% per year**, which is the long-term average growth rate from **1950–2024**.

¹ <https://vhfa.org/pubs/vt-hna-2025pdf>

For regional housing targets and more information about how they were calculated, click here: <https://vhfa.org/sites/default/files/publications/Housing-Targets-Appendix.pdf>

CVRPC Municipal Housing Target Methodology

The Regional Plan includes a Future Land Use Map that places land into 10 Future Land Use Areas (FLUAs).² State law encourages most new housing to be located in Downtown Centers, Village Centers, Planned Growth Areas, and Village Areas, where development is generally more concentrated and services are often available. You can view and comment on individual parcels using the interactive map here: <https://bit.ly/CVRPCFLUMAP>.

To reflect this state policy, CVRPC assigned 60% of the regional housing targets to these four Future Land Use Areas.

40% to Downtown Centers and Planned Growth Areas. These are higher-density areas with infrastructure, or areas planned for future growth. They are expected to accommodate a significant share of future housing growth. See the Future Land Use Acreages by Municipality table on page 6 for additional details.

Downtown Center

Planned Growth Area

20% to Village Centers and Village Areas: These are locations with existing development and services that can support additional housing growth. While generally smaller and more

Village Center

Village Area

locally focused than Downtown Centers and Planned Growth Areas, they are still identified by state law as appropriate places for new housing.

40% by population: The remaining 40% of the regional housing target was distributed based on each municipality's share of the total population of the region. This aligns with the *2025 Housing Needs Assessment* methodology used by VHFA.

Municipal housing targets are advisory, not mandatory

These housing targets are not requirements. Communities are not required to build this housing, and the targets do not require new homes to be built in town centers or villages. Instead, these are goals intended to help communities plan for the future by providing information about expected housing needs, statewide housing goals, and how growth may affect development patterns over time.

² The classifications are done according to the established Vermont Association of Planning and Development Agencies methodology, which can be found here: <https://bit.ly/VAPDAFLUA>

**Note that the "Tier 3 rulemaking" work referred to in the beginning of this document has been suspended while S325 to repeal parts of Act 181 moves through the Vermont State Legislature.

Local decisions will continue to determine housing development, including whether to develop a municipal plan, adopt or update zoning, invest in infrastructure, make town land available for housing, or take other actions to facilitate development.

As stated in the draft 2026 CVRPC Regional Plan:

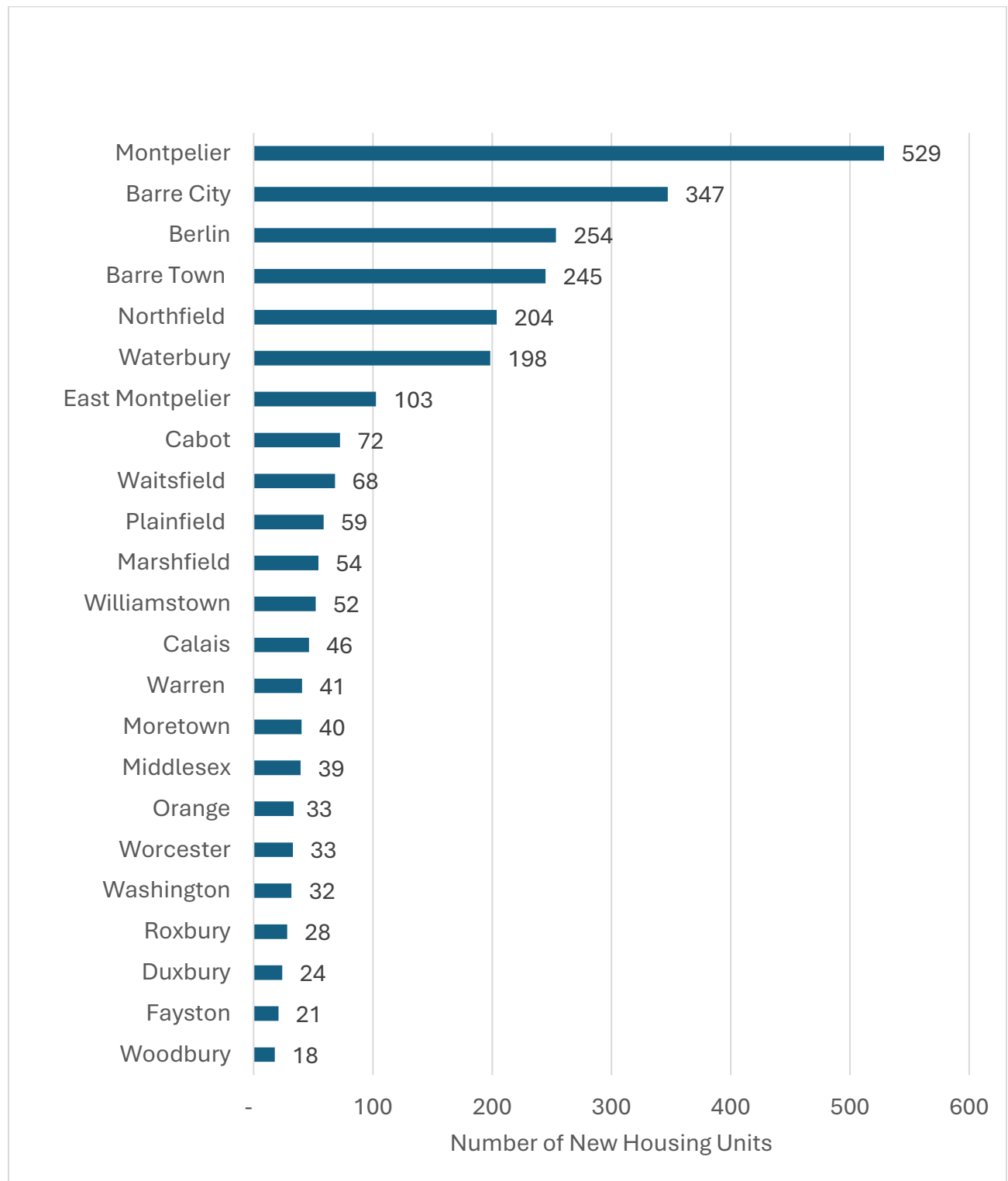
"[The] Plan establishes the objective of strategically planning population growth around dense mixed-use core areas. While CVRPC believes there are advantages for municipalities to focus new growth in their centers, there is nothing in these targets to prevent the majority of new housing from being in low-density suburban or exurban districts. Further, we recognize that many folks moving to Central Vermont mostly prefer to live in rural or very rural locations; therefore, it would be folly not to plan for continued growth in our rural municipalities. Therefore, this plan will continue to use the statutory language of *targets*, while in practice these numbers describe both targeted growth and also predicted growth."

Central Vermont Municipality Populations

Town	Total Population	% of Regional Population
Barre City	8,412	12.82%
Barre town	8,005	12.20%
Berlin	2,880	4.39%
Cabot	1,579	2.41%
Calais	1,713	2.61%
Duxbury	1,548	2.36%
East Montpelier	2,612	3.98%
Fayston	1,342	2.05%
Marshfield	1,863	2.84%
Middlesex	1,943	2.96%
Montpelier	8,014	12.21%
Moretown	1,532	2.34%
Northfield	5,920	9.02%
Orange	957	1.46%
Plainfield	1,314	2.00%
Roxbury	942	1.44%
Waitsfield	1,918	2.92%
Warren	1,585	2.42%
Washington	1,056	1.61%
Waterbury	5,405	8.24%
Williamstown	3,579	5.46%
Woodbury	659	1.00%
Worcester	831	1.27%
Total	65,609	100.00%

Source: US Census 2024 American Community Survey DP05

2030 Municipal Housing Targets (2,540 new units)



2030 and 2050 Municipal Housing Targets

2025-2030 Housing Targets

2025-2050 Housing Targets

	Lower	Upper			Lower	Upper
Barre City	347	528		Barre City	1,100	2,167
Barre Town	245	372		Barre Town	775	1,528
Berlin	254	386		Berlin	803	1,583
Cabot	68	104		Cabot	216	426
Calais	46	71		Calais	147	290
Duxbury	24	36		Duxbury	76	150
East Montpelier	103	156		East Montpelier	325	641
Fayston	21	32		Fayston	66	130
Marshfield	52	79		Marshfield	165	325
Middlesex	40	61		Middlesex	127	251
Montpelier	529	804		Montpelier	1,674	3,299
Moretown	39	60		Moretown	125	246
Northfield	198	302		Northfield	628	1,238
Orange	33	50		Orange	104	206
Plainfield	54	83		Plainfield	172	339
Roxbury	28	43		Roxbury	89	176
Waitsfield	59	89		Waitsfield	186	367
Warren	41	62		Warren	129	253
Washington	32	48		Washington	100	198
Waterbury	204	310		Waterbury	645	1,272
Williamstown	72	110		Williamstown	229	452
Woodbury	18	27		Woodbury	56	111
Worcester	33	51		Worcester	106	209
Region	2,540	3,864			8,045	15,856

Future Land Use Area Acreages By Municipality

	Downtown Center	Village Centers	Planned Growth Area	Village Areas
Barre City	132.39	-	916.27	0.01
Barre Town	-	181.99	179.77	764.73
Berlin	248.09	75.59	153.90	215.50
Cabot	-	276.16	-	-
Calais	-	50.95	-	136.98
Duxbury	-	-	-	-
East Montpelier	-	103.86	0.20	531.65
Fayston	-	-	-	0.35
Marshfield	-	42.76	-	190.84
Middlesex	-	63.82	-	-
Montpelier	188.01	-	1,961.78	-
Moretown	-	24.98	-	135.46
Northfield	99.01	38.74	204.59	97.90
Orange	-	114.38	-	-
Plainfield	-	53.52	-	297.16
Roxbury	-	85.82	-	-
Waitsfield	-	56.85	-	233.15
Warren	-	32.73	-	126.11
Washington	-	96.97	-	-
Waterbury	140.17	18.71	65.78	224.56
Williamstown	-	107.12	-	-
Woodbury	-	47.30	-	-
Worcester	-	130.02	-	-
Regional Total	808	1,602	3,482	2,954

Appendix: Housing Target Statutory Requirements

V.S.A. 24 § 4302: Encourage Compact Development

(c) ...This chapter shall be used to further the following specific goals:

(1) To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

(A) Intensive residential development should be encouraged primarily in downtown centers, village centers, planned growth areas, and village areas as described in section 4348a of this title, and strip development along highways should be avoided. These areas should be planned so as to accommodate a substantial majority of housing needed to reach the housing targets developed for each region pursuant to subdivision 4348a(a)(9) of this title.

(B) Economic growth should be encouraged in locally and regionally designated growth areas, employed to revitalize existing village and urban centers, or both.

(C) Public investments, including the construction or expansion of infrastructure, should reinforce the planned growth patterns of the area.

(D) Development should be undertaken in accordance with smart growth principles as defined in subdivision 2791(13) of this title.

V.S.A 24 § 4348a: Regional Housing Element

(a) A regional plan shall be consistent with the goals established in section 4302 of this title and shall include the following:

(9) A housing element that identifies the regional and community-level need for housing that will result in an adequate supply of building code and energy code compliant homes where most households spend not more than 30 percent of their income on housing and not more than 15 percent on transportation. To establish housing needs, the Department of Housing and Community Development shall publish statewide and regional housing targets or ranges as part of the Statewide Housing Needs Assessment. The regional planning commission shall consult the Statewide Housing Needs Assessment; current and expected demographic data; the current location, quality, types, and cost of housing; other local studies related to housing needs; and data gathered pursuant to subsection 4382(c) of this title. If no such data has been gathered, the regional planning commission shall gather it. The regional planning commission's assessment shall estimate the total needed housing investments in terms of price, quality, unit size or type, and zoning district as applicable and shall disaggregate regional housing targets or ranges by municipality. The housing element shall include a set of recommended actions to satisfy the established needs.

Staff Updates for August 13, 2026 Packet

- The 2 vacant seats for the Development Review Board were appointed at City Council on July 14, making the DRB full at capacity for all its 9 members since fiscal year 2022.
- The DRB heard 2 cases in July, one for a chain link fence at the Barre Evangelical Free Church on S. Main Street to exceed 6' in height – it was tabled for more information from the applicant; and second, an amendment request to the Stevens Branch Apartments approval regarding additional lighting and a waiver of the square footage requirements for bulk storage per residential unit – lighting was approved, bulk storage revisions were denied.
- There is no DRB hearing for September 3, but they are going to hold a meeting to conduct regular business (approve minutes and Decision).
- As many of you are aware, the reappraisal process completed, and then the reassessment process got under way with changes of values letters sent out, grievance hearings heard over 3 weeks (305+ grievances were submitted), and final changes in values done with the Grand List being lodged on August 4, 2026. People that grieved their assessment and received a Final Change letter, who still feel their assessment was too high, had the ability to then appeal to the BCA (Board of Civil Authority) until August 12, 2026.
- Tax bills were finalized in the Clerk's office and the printing company sent them out via USPS mail with quarterly payments due on September 15, 2026, November 16, 2026, February 16, 2027 and May 17, 2027.
- It's important to note that these are Interim tax bills, as the school has not passed their budget yet. That vote is to occur on September 15. With a passing vote, the education fund will be finalized, and new final tax bills will be sent out mid-to late November 2026. We encourage property owners to pay their quarterly payments on time, and the revised final bills will have taken into account the new final values and what has been paid.
- FEMA buyout status: I attended the closing as the signatory authority to purchase 12 Scampini Square on July 27, 2026, bringing our total buyout purchases to 16. Another property in the program is slated to close on August 25, 2026. Properties in the program continue to move through the FEMA process accordingly.
- Turning Point Center at 18 S. Main Street is complete, and with final grant paperwork needed between the City Attorney and theirs, we will finalize the remaining pieces needed so that I can start the requisition process for the \$600,000 they were awarded through us.
- As you know the City was awarded 3 CDBG-DR grants, Prospect Heights Development for \$5,434,242; the Harrington Avenue Debris Rack redevelopment for \$856,428; and the Stormwater upgrades for study and design for \$250,000. Various grant award items are being worked on now.

- Round 2 CDBG-DR funding applications for those we were not awarded under Round 1 were denied; the City Council discussed at their July 14th meeting to see if they want City Staff to apply for Round 3 funding for these projects (elevation and buyout funding), and it was agreed to proceed. We decided to finalize the pre-applications for only 2 of the 3 started, and that was Prospect Heights and the North End Buyouts. I am in the midst of working on grant application pieces now as we need to complete the application and get it formally submitted by the end of the month.
- The 3 elevations in the city (we were awarded \$900,000 in 2025) are moving along. We have hired a consultant to be the Project Manager and see this through. We have an architect chosen through a RFP process, and right now I have a RFP out for an engineering consultant for these elevations. A walk through by any interested engineer will occur starting at 22 Berlin Street this Friday August 14 at 10 am.
- The City was notified that we were recipients of a grant award from CDS (Congressionally Directed Spending) funding for the Harrington Avenue Debris Rack and Floodplain project. We currently have all the funding needed (on paper) to complete this project, and applied for the allotted \$591,000 to cover cost overruns get covered in their entirety. We heard from FEMA on Tuesday evening after 5 pm with a formal RFI document (Request for Information) looking for particulars to be completed and submitted by Friday, August 14, 2026 by 3 pm, so am actively working on this RFI response this week.
- The owner of the land off of Quarry Street has a draft site plan for a 9-12 unit development, and is now looking to do a cluster housing development there which would allow him up to 18 units. He is actively looking to design that now, trying to understand our Cluster Housing requirements in the UDO.
- I am sure there is more, so if anyone has any questions about my workload just reach out, thanks so much.