

**Agenda Summary**  
**November 5, 2025**

**Agenda Item No. A-3**

**Regional Future Land Use Map –Tier 1B Follow-Up**

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**Summary:** On October 8<sup>th</sup> the Selectboard met with the Lamoille County Planning Commission (LCPC) Executive Director Tasha Wallis to discuss Act 181, Tier 1B designation, and the Regional Future Land Use (FLU) mapping requirements. At the conclusion of the discussion, the Selectboard directed the Planning & Zoning Director to collaborate with the Planning Commission and LCPC to develop proposed Tier 1B eligible area boundaries for the Selectboard’s review and consideration. Following this direction, the Planning & Zoning Director worked with LCPC staff to prepare proposed Tier 1B boundaries that generally align with the Mountain Road Village Zoning District and correspond to the VC-10, VC-30, VIL-PUD, VR-20, VR-40, and LVC Zoning Districts, with two noted exceptions. The two exceptions include: a developed parcel within the VIL-PUD along Stowe Hollow Road that does not have access to municipal water and sewer (Tax Map 07-157.010); and two developed parcels in the RR1 Zoning District which are entirely surrounded by the LVC & VIL-PUD Zoning Districts (Tax Map #07-151.010 & 07-153.000).

The two proposed Tier 1B areas are located within the Downtown Centers, Planned Growth Areas, and Village Centers land use classifications identified on the Regional Future Land Use Map. These proposed areas were presented to the Planning Commission at its October 20th meeting, where the Commission voted to recommend the Selectboard request Tier 1B designation for the areas presented.

To request Tier 1B designation, municipalities must pass a resolution opting in and confirming they have the capacity to administer local land use regulations. The Regional Planning Commissions (RPCs) then submit these requests as part of their regional plan for Land Use Review Board (LURB) review and approval. For Stowe and LCPC, this process must be completed by January 2026. It is important to note:

- RPCs create the FLU Maps as part of their Regional Plan.
- Tier 1B designation is not created by RPCs, but is granted by LURB upon approval of the Regional Plan and FLU Map.
- When the RPC submits the plan to LURB, it will indicate the requested Tier 1B status for eligible areas, verifying the municipality has opted in and that the criteria in 10 V.S.A. § 6033 are met.

If the Selectboard wishes to request Tier 1B designation, it should complete the enclosed municipal request form, which will then be included in LCPC’s submission to the LURB.

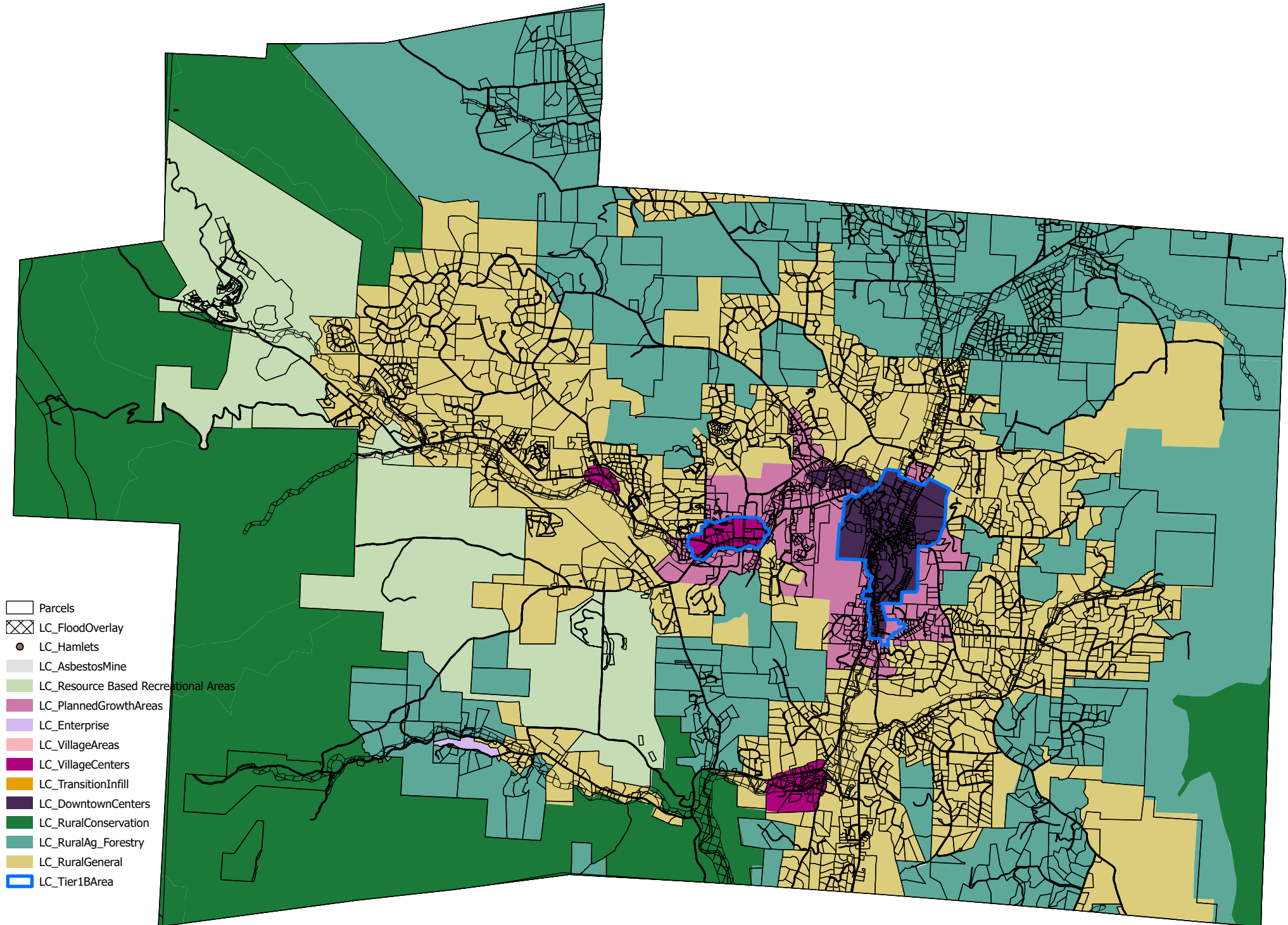
Tier 1B designation allows certain residential and mixed-use projects (50 units or fewer on 10 acres or less for housing and mixed-use development) within the designated Tier 1B areas to be exempt from Act 250 review. Our recent Housing Needs Assessment supports Tier 1B designation as a tool to streamline residential development in areas identified for future growth.

**Town Plan Impact:** The purpose of Act 181 conforms to the Stowe Town Plan Settlement Pattern Goal - *To preserve Stowe's historic settlement pattern and scenic resources, defined by compact villages surrounded by rural countryside.*

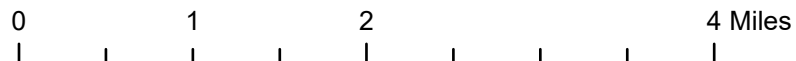
**Fiscal Impact:** Planning & Zoning Director Sarah McShane has been working closely with LCPC staff, assisting in the preparation of the FLU area map for Stowe. Estimated hours spent include approximately 8 additional person hours.

**Recommendation:** Move to direct the Town Manager to complete the enclosed municipal request for Tier 1B area designation, be included in LCPC's submission to the LURB.

# DRAFT Stowe Future Land Use



- Parcels
- LC\_FloodOverlay
- LC\_Hamlets
- LC\_AsbestosMine
- LC\_Resource Based Recreational Areas
- LC\_PlannedGrowthAreas
- LC\_Enterprise
- LC\_VillageAreas
- LC\_VillageCenters
- LC\_TransitionInfill
- LC\_DowntownCenters
- LC\_RuralConservation
- LC\_RuralAg\_Forestry
- LC\_RuralGeneral
- LC\_Tier1BArea



Future Land Use layers were digitized by LCPC staff in 2025. Staff coordinated with Town Selectboards, Planning Commissions and Village Trustees. This map is for planning purposes only and not for regulatory use.



# Municipal Request for Tier 1B Area Designation

Submit to R. Tasha Wallis at: [tasha@lpcvt.org](mailto:tasha@lpcvt.org)

Municipalities and the Regional Planning Commission fill out this form to request Tier 1B Area Designation. Each element of eligibility per [10 V.S.A. § 6033\(c\)](#) is outlined below and must be certified.

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## MUNICIPAL SECTION

Municipality Name: \_\_\_\_\_ Date of Submission: \_\_\_\_\_

Municipal Contact (Name/Position): \_\_\_\_\_

Municipal Contact Email: \_\_\_\_\_

Municipal Contact Phone: \_\_\_\_\_

**§ 6033(c)(1) The municipality has requested to have the area mapped for Tier 1B.**

Yes, the municipality meets this requirement. Selectboard meeting minutes documenting this request are attached. A municipality may have multiple noncontiguous areas receive Tier 1B area status. Describe requested Tier 1B Area(s): \_\_\_\_\_

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**§ 6033(c)(2) The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.**

Yes, the municipality meets this requirement. The letter of Confirmed Planning Process by the Regional Planning Commission Executive Director certifying a duly adopted and approved plan and planning process is attached.

Municipal Plan Adoption Date: \_\_\_\_\_

**§ 6033(c)(3) The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.**

Yes, the municipality meets this requirement.

Unified Development Bylaws?  Yes  No

If the municipality has unified development bylaws (zoning and subdivision in one document), fill in the same adoption date twice.

Zoning Bylaws Adoption Date: \_\_\_\_\_

Subdivision Regulations Adoption Date: \_\_\_\_\_

**§ 6033(c)(6) The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.**

Yes, the municipality meets this requirement.



# Municipal Request for Tier 1B Area Designation

Submit to R. Tasha Wallis at: [tasha@lcpcvt.org](mailto:tasha@lcpcvt.org)

## Municipal Certification

By signing below, the undersigned certifies that 1) the municipality requests Tier 1B Area Designation for areas eligible under 24 V.S.A. Chapter 117 and 10 V.S.A. Chapter 151 and 2) the above information is accurate and complete to their knowledge.

Authorized Municipal Official Name/Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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## REGIONAL PLANNING COMMISSION SECTION

***§ 6033(c)(4) The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development as defined in § 29-201 of the Vermont Flood Hazard Area and River Corridor Rule unless the municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality that are consistent with the standards established pursuant to subsection 755(b) of this title (flood hazard) and subsection 1428(b) of this title (river corridor).***

Yes, the municipality meets this requirement because:

The municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality. If the bylaws are in the same document, fill in the same date twice.

Flood Hazard Bylaw Adoption Date (if applicable): \_\_\_\_\_

River Corridor Bylaw Adoption Date (if applicable): \_\_\_\_\_

OR (select one of the options below)

The municipality lacks bylaws, so all flood-risk areas are excluded from the Tier 1B area.

The municipality lacks bylaws, so all flood-risk areas, except preexisting infill development, are excluded from the Tier 1B area.

***§ 6033(c)(5) 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.***

Yes, the municipality meets this requirement because:

There is an existing public or community water system in the area proposed for Tier 1B.

There is an existing public or community wastewater system in the area proposed for Tier 1B.

The area proposed for Tier 1B lacks an existing wastewater system but is mapped as having an Onsite Sewage Disposal Soil Rating of Class 1, Class 2, or Class 3.



# Municipal Request for Tier 1B Area Designation

Submit to R. Tasha Wallis at: [tasha@lcpcvt.org](mailto:tasha@lcpcvt.org)

## Regional Certification

The Lamoille County Planning Commission certifies that the above requirements for Tier 1B Area Designation (10 V.S.A. § 6033(c)) have been reviewed and documented for submission to the Vermont Land Use Review Board. The Lamoille County Planning Commission certifies if the municipality is seeking Tier 1B eligibility for a Village Area FLUA, that the Village Area FLUA is mapped in accordance with 24 V.S.A. § 4348a(a)(12)(C).

Lamoille Planning Commission Executive Director: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_