

ADDISON COUNTY REGIONAL PLANNING COMMISSION NOTICE OF PUBLIC HEARING PUBLIC COMMENT AND ADOPTION OF THE ADDISON COUNTY REGIONAL PLAN

The Addison County Regional Planning Commission (ACRPC) will hold a third hybrid public hearing on the draft 2026-2034 Addison County Regional Plan. This meeting shall be held on July 8, 2026 at 7:00 p.m.

In person meetings will be hosted at the ACRPC Office, 14 Seminary Street, Middlebury VT 05753. To attend via Microsoft Teams / Virtual Platform:

Join the Teams Meeting
Meeting ID: 237 317 794 062 4
Passcode: DR6X4dP7

Dial in by phone +1 347-991-8960, enter Pin ID: 367383384#

This hearing is being held pursuant to 24 V.S.A. §4348 and §4352. This notice is provided pursuant to 24 V.S.A. §4444. Per Vermont Statute, ACRPC seeks general comments and specific comments with respect to the extent to which the plan is consistent with the goals established in 24 VSA §4302, Vermont's Planning goals and whether the enhanced energy portion of the plan complies with the requirements of 24 V.S.A. §4348(a)(3) and §4352(c).

The Addison County Regional Plan examines the economic, social, and environmental factors that shape and support growth and development in the Addison County Region. It serves as a guide for decision-makers, a vision for the region's future, and an action plan to address key regional issues. The Plan also will also be used as regulatory review criteria in Act 250 and Section 248 proceedings. All areas within the jurisdiction of the Addison County Regional Planning Commission are affected.

In addition, the draft Regional Plan incorporates revisions required by state legislation enacted in 2024, including the following elements:

- A Regional Future Land Use Map identifying newly designated future land use areas.
- A Map of Areas Eligible for the State Designation Program, which can provide tax credits and other incentives to support revitalization and development.
- A Map of Areas Subject to Tier 1A and Tier 1B Act 250 Jurisdiction.
- Municipal Housing Targets, specifying the number of new housing units needed by 2030 and 2050, as determined by the State's Regional Housing Needs Assessment.

This hearing specifically acknowledges changes ACRPC has made due to the recent 2026 legislative changes regarding ACT 181. All references to Tier 2, Tier 3, and the "Road Rule" have been eliminated in the Plan.

ACRPC proposes the following Chapters of its Plan. It also proposes to adopt the entire Plan. Accordingly, all Chapters of the Plan will be subject to discussion at the public hearing. Chapters include:

INTRODUCTION

CHAPTER 1: Natural Resources

CHAPTER 2: Energy

CHAPTER 3: Transportation

CHAPTER 4: Community Infrastructure

CHAPTER 5: Population and Housing

CHAPTER 6: Economic Development

CHAPTER 7: Flood Resilience

CHAPTER 8: Future Land Use & Substantial Regional Impact

CHAPTER 9: Compatibility

CHAPTER 10: Equity, Benefits, and Burdens

ASSOCIATED APPENDICES and GLOSSARY

Copies of the proposed plan are available from the Addison County Regional Planning Commission, 14 Seminary Street, Middlebury Vermont 05753, or online at www.acrpc.org. For further information, please contact Adam Lougee at (802) 388-3141 or alougee@acrpc.org.