

DRAFT 2026 – 2034 LAMOILLE COUNTY REGIONAL PLAN

A Policy and Reference Guide

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Executive Summary

The Lamoille County Regional Plan (the Plan) is a policy and reference document developed by and for the Lamoille County Planning Commission (LCPC) to address issues of common concern among the municipalities of the region. Under Vermont State Statutes, a regional plan guides and coordinates efficient and economic development of the region (see 24 VSA §4302) to promote health and safety of the residents and guides how land is used. As one of the fastest growing counties in Vermont, this Plan serves as a source of information and resources available to municipalities and other partners. It offers a forum for further discussion while providing LCPC with policies and action steps towards achieving regional and municipal goals and objectives that allow the region to grow demographically and economically, while maintaining the recreational, scenic, and resource base critical to our area.

This plan is used to:

- Reflect overall growth trends within the region and address issues of concern at the local and regional level
- Support the goals and issues of the region's communities as expressed in their municipal plans
- Serve as a guiding document for the Lamoille County Planning Commission Board of Directors to direct ongoing activities and develop new initiatives to serve the region and its communities
- Provide a basis to evaluate and review development projects proposed under 10 VSA Chapter 151: State Land Use and Development Plans (Act 250) and 30 VSA §248 (Public Service Board)
- Serve where needed to determine compatibility of state and federal agency plans affecting land use with regional and local planning and development priorities
- Provide information and regional concerns for municipal planning endeavors

The needs and priorities of the County will vary in different areas and change or evolve over the eight-year lifetime of this Plan. To meet the unique needs of Lamoille County's fifteen municipalities and the Region's diverse social, physical, and cultural landscapes, this Plan should be used as a "cookbook" rather than a single "recipe." For example, at a point in time one municipality may be focused on redeveloping its village center or downtown area. This municipality may find the chapters on Economic Development, Housing, and Land Use most relevant, while another municipality may be focused on conserving agricultural or forest land and may find "Section 3: Our Sense of Place" beneficial.

The Regional Plan is structured so that each chapter stands on its own, while also providing appropriate context to understand how it plays into a bigger, region-wide picture. Throughout the Plan development process, the Regional Plan Committee wove together relevant subjects, trends, and livability principles, such as health, wellness, and economic opportunity, into each chapter of the Plan.

The Plan is also cognizant of the fact that most municipalities in Lamoille County do not have local planning staff. Each chapter is divided into a brief Strategy section and a longer Background and Inventory section. By reviewing the Strategy section, a reader can get a quick snapshot of key objectives, policies, and action items. Readers wanting more information have the option to review the Background and Inventory section, which contains data, maps, and analysis that was used to inform the Strategies. In some cases, the Background and Inventory also provide an overview of relevant studies and projects that have been completed by LCPC, municipalities, other regional partners, or State agencies.

The Strategy section of each chapter outlines key objectives relevant to the topic area. These objectives are outlined in aggregate below. Readers are encouraged to review the discussion of each objective in the body of this Plan.

Economic Development

- *Adapt to changing demographics*
- *Invest in vital infrastructure*
- *Technological innovation*
- *Maintain a high quality of life to attract and keep residents and visitors*
- *Mobilize community resources to improve access to health care and coordination of services and to promote a culture of wellness*
- *Encourage and protect the working landscape*
- *Lamoille County is fortunate to have rich earth resources such as sand and gravel. Wise use of these resources enhances the regional economy.*
- *Work with the Northern Vermont Economic Development District to incorporate the Comprehensive Economic Development Strategy into all aspects of regional development.*

Housing

- *Provide for the full housing continuum*
- *Ensure a diverse and affordable housing stock*

- *Consider the costs of housing plus transportation*

Transportation

- *Address safety issues*
- *Maintain and manage existing infrastructure*
- *Enhance mobility by providing transportation alternatives*
- *Maintain the Lamoille County aesthetic, environment, and quality of life*
- *Integrate land use planning and transportation planning*
- *Support regional and local economic vitality*
- *Promote implementation of long-term telework policies that allow employees where/when possible to work remotely*

Energy

- *Reduce Lamoille County's dependence on non-renewable energy sources*
- *Energy generation, transportation, and consumption should be cost efficient and economically beneficial to residents*
- *Diversify the region's large- and small-scale energy production*
- *Encourage local energy production by utilizing existing assets*
- *Ensure Energy generation projects are sited in a way that minimizes impacts to natural resources and aesthetics while encouraging efficient land use design, as identified in the Lamoille County Regional Plan, and respecting goals and objectives of municipal plans*

Telecommunications

- *Adopt a 10-year plan for Lamoille County telecommunications towers and coverage*
- *Complete cellular and mobile phone coverage for all of Lamoille County*
- *Complete Wi-Fi or broadband coverage, or future compatible Internet technology including fiberoptics, for all of Lamoille County*

Land Use

- *Guide growth into Center and Enterprise Areas*
- *Encourage compact development and protect the working landscapes*
- *Protect the region's natural systems and valuable agricultural and silvicultural resources*

Recreation

- *Ensure Lamoille County integrates recreation into the daily functions of the built environment.*
- *Lamoille County's recreation network requires public landowners, private landowners, and user groups to thrive*
- *Respect Private Property - Private property owners are the primary stewards of the County's*

- *recreational opportunities*
- *Recreation is pivotal to Lamoille County's economy*
- *The working landscape provides diverse outdoor recreational opportunities*

Working Lands

- *Ensuring the viability of diverse agricultural and forest-based enterprises*
- *Private property owners are the primary stewards of the County's working landscape -- Private property must be respected*
- *Public Lands contribute to the County's working landscape*
- *Lamoille County is home to diverse wildlife resources, including large blocks of unfragmented core forest habitat.*
- *The working landscape provides diverse outdoor recreational opportunities*

Water Resources

- *Lamoille County has abundant high quality water resources that support a variety of recreational, ecological, and economic uses*
- *Healthy riparian areas are restored and maintained*
- *Water resources that provide public recreational opportunities or are areas of significant historical, scenic, and recreational value are protected*
- *Wetlands and floodplains are restored and protected*
- *Lamoille County's groundwater and surface waters are uniformly of high-quality*

Flood Resilience

- *Communities are flood resilient when they can anticipate, prepare for, respond to, and recover from significant floods*
- *Development is concentrated in areas safe from flooding*
- *Development in flood prone areas is protected from flooding damages and does not cause an adverse impact to downstream areas.*
- *Floodplains and upland forested areas are protected.*
- *Ditches and water control structures for transportation infrastructure such as roads and trails are adequately designed, constructed, and maintained.*
- *Local communities are well-prepared for flooding emergencies*

Public Safety

- *Protect public safety in each of the four phases of emergency management – Preparedness, Response, Recovery, and Mitigation*

Human Services

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- *All children deserve the opportunity to grow and develop in a safe, respected environment*
- *Ensure health and wellness needs, services, and facilities are available, affordable, and sufficient for Lamoille County residents and visitors*

Public Facilities and Services

- *Community investments such as educational, cultural, recreational, healthcare, and municipal services will aid in attracting economic development opportunities*

Note: This plan was developed by the LCPC Board of Directors, its staff, its member municipalities, and local/ regional/ state partners. It serves the needs of the Lamoille County region while containing 11 elements as identified in 24 VSA §4348(a) and shall be consistent with four broad planning goals and 14 specific goals under 24 VSA §4302. The following crosswalk is provided to assist the reader with ensuring consistency to statutory requirements.

2026 – 2034 LCPC Regional Plan Statutory Requirements

See Appendix A for the Act 181 checklist. This checklist also notes how the Lamoille County Regional Plan meets the required Plan elements and statewide planning goals.

LCPC: The Organization, the Vision, and the Mission Statement

Who We Are

The Lamoille County Planning Commission (LCPC) provides planning and technical assistance for member municipalities and the public, while remaining consistent with federal and state requirements. Our work results in the development and implementation of plans and projects that support sustainable development and improve the quality of life for Lamoille County residents and visitors.

The legal basis and powers for LCPC as a regional planning commission stem from Vermont laws as stipulated in 24 VSA §4301 et seq., as amended, 24 VSA §4345 et seq. The LCPC was chartered by the municipalities of Lamoille County on February 13, 1964 as the Lamoille County Development Council, with an amendment to the original charter dated February 9, 1988 to change the name to Lamoille County Planning Commission. LCPC is funded in part through the State of Vermont property transfer tax as outlined in 24 VSA §4306(a). The LCPC seeks additional state, federal, and private funding sources to enhance planning and project implementation services the LCPC provides to member municipalities.

Our Vision

Our vision is for Lamoille County to promote a healthy lifestyle, embodied by stewardship of the land, accessible recreation, public services, and local food options, nurturing the arts, historic preservation, and promoting a welcoming culture. The LCPC strives to encourage collaboration and support sustainable growth and the independence of Lamoille County's unique communities.

Our Mission

Lamoille County Planning Commission is political subdivision of the State dedicated to providing planning, information, and technical assistance to guide future growth and mutual understanding among municipalities and regional partners. In February of 2022 the LCPC Board of Directors adopted an Inclusivity Statement that can be viewed on LCPC's website at www.lpcvt.org/about-us.

Our Goals

- Assist municipalities in the County in quality planning to guide future growth and mutual understanding among the region's municipalities and adjoining municipalities
- Ensure that planning decisions are educated decisions that

are made at the local level and promote meaningful public engagement

- Develop and provide information about Lamoille County and its communities to aid in a well-informed local decision-making process
- Facilitate information sharing of planning communications and resources between local, state, and federal governments
- Balance the region's economy with the natural environment and resource base and protect working lands
- Promote regional and local planning activities that support the well-being of Lamoille County communities, residents, and visitors
- Support and encourage other local/regional organizations working towards enhancing the quality of life for all Lamoille County residents and visitors

Plan Themes

Health Equity and Environmental Justice

Themes of health equity and environmental justice are incorporated throughout the Lamoille County Regional Plan in chapter policies and action items. The Lamoille County Planning Commission, regional partners, municipalities, and residents can play an important role in promoting the health and well-being of Lamoille County communities. Wellness, in its broadest sense, includes not only physical health but also mental, emotional, social, and environmental well-being. All these aspects of wellness contribute to a vibrant, thriving community. By addressing various aspects of health, municipalities can create an environment where individuals are aware of the resources and opportunities needed to live healthier, more fulfilling lives. For a one-stop-shop site to find resources like food, housing, financial assistance, health care, and more visit <https://www.findhelp.org/>. As defined by the Center for Disease Control and Prevention, health equity is “the state in which everyone has a fair and just opportunity to attain their highest level of health”. Achieving this requires ongoing efforts to overcome economic, social, and other obstacles to health to reduce health disparities. Health equity in community planning links traditional concepts of planning (land use, transportation, facilities, parks and open space, adequate/safe housing) with health themes such as physical activity, public safety, healthy food access, mental health, air and water quality, and social well-being. For more information on health equity planning visit the Health Equity Planning Toolkit at <https://www.lcpcvt.org/healthequitytoolkit>.

In accordance with Vermont Act 154 and Act 181, environmental justice is incorporated throughout

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the Regional Plan and considered in the policies and actions of this plan. Similar to health equity, Vermont's first Environmental Justice law (Act 154) seeks to address environmental health disparities and improve the health and well-being of all Vermont residents. According to the Vermont Agency of Natural Resources, "the purpose of the Environmental Justice Law is to ensure all Vermonters regardless of race, cultural background, or income have equitable access to environmental benefits such as clean air and water, healthy food, and public transportation. The Environmental Justice Law also protects communities from disproportionate environmental burdens such as polluted air and water, climate change impacts, and limited access to green space." In line with the Vermont Environmental Justice Law and Act 181, the LCPC promotes meaningful engagement in regional and local decision-making processes. During the 2023 and 2026 update of the Lamoille County Regional Plan, the LCPC conducted meaningful public engagement highlighted in the "Public Engagement" section below. In Lamoille County, from 2022-2024 the LCPC conducted outreach around Health Equity to priority populations using a variety of methods to inform the development of the Health Equity Planning Toolkit, the Regional Plan update, and Municipal Plan updates for the Towns of Cambridge, Elmore, Hyde Park, and Wolcott. Outreach methods conducted by LCPC under the Health Equity Grant included the following:

- Conducted a Health Equity Survey distributed to Lamoille County municipalities and health partners via email and community members via Front Porch Forum
- Conducted a community health assessment survey and tabling at the Wolcott Annual Community Barbecue
- Conducted a Walking Audit in Wolcott Village
- Conducted a health equity survey to inform recreation/community green space planning efforts for the new Elmore Town Garage property
- Direct outreach to the Lamoille Area Racial Equity Alliance
- Direct outreach to Vermont State University-Johnson Campus support group for new African American students
- Outreach to health partners working with priority populations including the local Health District Office, Lamoille Health Partners, and Healthy Lamoille Valley
- Public meetings with local Planning Commissions/ Selectboards in rural communities
- Held Regional Plan update information sessions
- Held Regional Health Equity trainings
- Front Porch Forum (online community forum postings)
- Regional Plan update flyer distribution in public spaces and local grocery/hardware stores

Environmental Justice/ Health Equity Focus Populations reached during 2023 and 2026 outreach for the Regional Plan update are highlighted in the table below and discussed in further detail in Appendix D of the Regional Plan.

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Environmental Justice/ Health Equity Focus Populations	
X = Populations reached during Health Equity Grant outreach, and Regional Plan update public engagement during the 2023 and 2026 Plan update.	
Persons of color and Indigenous peoples	X
LGBTQ+ community	X
Low-income households	X
Rural communities	X
Households with limited English proficiency	
Migrant workers	X
People experiencing homelessness	X
People living with a disability	X

Equity Analysis

The devastating flooding that occurs on a regular basis in Lamoille County hits marginalized and low-income households the hardest. This occurrence highlights how environmental burdens related to flooding and natural hazards are impacting low income and marginalized communities the most in Lamoille County. Since the July 2023 flood, the LCPC has worked closely with LeARN (Lamoille Area Recovery Network) to conduct direct outreach to flood victims who were displaced during recent flooding events. This collaboration with LeARN involves outreach regarding individual assistance, navigating buyout programs and funding sources, and planning for future flood mitigation projects in flood impacted areas such as Cambridge Village, Jeffersonville, Johnson Village, Wolcott Village, and along the Wild Branch in Wolcott.

These rural communities residing along the Main Stem of the Lamoille River experienced substantial damages because of the federally declared disaster DR-4720 (the “July 2023 floods”). The July 2023 flood imposed significant damage on Wolcott’s designated Village Center, including inundating the fire department, town garage, and individual septic systems and leach fields. Transportation infrastructure was also heavily impacted, including damage to a critical town culvert under School Street, the primary road into the Village core. Flat Iron Road (the only other route out of the Village when School Street is inundated), was completely eroded down to bedrock and needed to be rebuilt and riprapped. As a result of DR-4720, the Town of Wolcott approved eight (8) residential property buyouts. The loss of this revenue on the Grand List is amplified with

additional debt taken on to respond to and recover from flood damages – the Town took on a \$1,000,000 loan to repair damaged local infrastructure. Like Wolcott, Johnson Village homes, businesses, and critical infrastructure were severely impacted in the DR-4720 flood event. The event resulted in \$3,738,093 to date in public assistance for the community. This figure is a low estimate that does not include losses and damage to the wastewater treatment facility, which was under several feet of water and remains in a vulnerable condition. In July 2023, the village cores of Cambridge Village and Jeffersonville Village were fully inundated. During this event, forty-six (46) private structures including senior housing, residences, businesses, and religious institutions sustained significant flood damage with many requiring evacuations. Eight (8) residential structures totaling fourteen (14) dwelling units in the Village of Cambridge are in the buyout process.

Other substantial impacts were also experienced in subsequent disasters: DR-4744 (August 2023 floods), DR-4762 (December 2023 floods), and DR-4810 (July 2024 floods). Some of the hardest hit communities and businesses were in the central stretch of the Lamoille River in Lamoille County including Wolcott, Johnson, Jeffersonville, and Cambridge Village. The table below captures the correlation between the communities along the Main Stem of the Lamoille River impacted the most during the July 2023 flood and median Household Income by Census Designated Place.

Census Designated Place (CDP)	Median Household Income (MHI) [°]	% Low-to-Moderate Income (LMI)**	# LMI Persons**
Wolcott	\$39,904	75%	135
Johnson Village	\$48,355	70%	835
Jeffersonville	\$57,083	52%	665
Cambridge Village	\$50,595	44%	240

Census Designated Places correspond closely with the geography of flood impacts experienced in the hardest hit communities along the Lamoille River in Lamoille County.

***Source: Low-to-Moderate Income Data, Map Application, based on the 2016-2020 American Community Survey*

°Source: U.S. Census

Findings: Environmental Benefits & Burdens

A. Environmental Benefits

Lamoille County possesses significant and broadly distributed environmental assets:

- More than 80% of the Region’s land area is conserved by State, local, or nonprofit organizations or enrolled in Vermont’s Current Use Program, protecting air and water quality and providing land for passive recreation.

- Extensive State Forests, State Parks, and town-owned lands provide publicly accessible recreational opportunities.
- Protection of forestland and floodplains enhances natural flood water attenuation and benefits downstream communities throughout the Region.

However, these benefits are not equitably distributed. Fee-based recreational access limits use by lower-income households. The same high concentration of conserved land that provides ecological benefits constrains the land available for housing development and infrastructure investment, creating indirect burdens for residents with fewer economic choices.

B. Environmental Burdens

The following environmental burdens were identified through LCPC’s analysis. Burdens are presented by topic area. These findings are expanded upon in the Environmental Justice Focus Population Maps section at the end of this Appendix.

Factor	Key Findings
Housing Stock Age & Hazardous Materials	Median housing age exceeds 48 years in Morrisville, Waterville, Hyde Park, Wolcott, and Stowe, indicating elevated risk of lead paint and PCB exposure (banned 1978–79). Cambridge, Johnson, Elmore, and Eden have median ages suggesting potential asbestos exposure (restricted beginning 1989). Belvidere is the only town with median housing age under 37 years; however, its proximity to the Eden asbestos mine warrants continued monitoring.
Geographic Distribution of Low-to-Moderate Income (LMI) Populations	At the town level, only Eden has 50% or more LMI population. At the CDP level, Jeffersonville Village, Johnson Village, North Hyde Park CDP, and Wolcott CDP each have LMI populations of 50% or greater. Town-level data alone understates economic need in village areas and creates barriers to accessing income-based infrastructure funding.
Housing Cost Burden	In all Lamoille County communities except Hyde Park, at least 10% of households are severely cost-burdened (paying more than 50% of income on housing). In Stowe and Cambridge, 35% or more of households are cost-burdened. At the CDP level, Cambridge Village, Jeffersonville Village, Johnson Village, Wolcott CDP, and Hyde Park Village CDP all show 40% or more of households experiencing cost burden—substantially higher than town-level figures. As

<p>Flood Risk</p>	<p>communities lose housing through the buy-out process in the floodplain, rural communities in Lamoille County are facing an increase in local tax burden and a continued financial strain on limited, aging housing stock.</p> <p>The Region faces significant flood risk exposure, particularly in and around river corridors. Many village centers—where lower-income populations are concentrated—are located within or adjacent to floodplains, creating disproportionate exposure to flood hazards and associated recovery costs.</p>
<p>Water & Wastewater Infrastructure</p>	<p>Aging and inadequate drinking water and wastewater infrastructure affects both public systems and private wells and septic systems throughout the Region. Communities with lower LMI thresholds based on town-level data face difficulty qualifying for income-based infrastructure funding despite significant CDP-level need.</p>
<p>Access to Recreation & Green Space</p>	<p>While extensive conserved land exists, equitable public access is uneven. Privately owned recreational amenities—including ski resorts—require fees. Residents in lower-income communities have less discretionary income to access these assets. Historically brownfield sites and chemical based industries have been located in areas with marginalized populations and in Village and Downtown Centers. Brownfields remediation presents an opportunity to address this inequitable pattern and provide additional access to community green space in Downtown and Village Centers.</p>

Equity Assessment

Based on the analysis above, LCPC finds that several environmental burdens disproportionately affect Environmental Justice focus populations in Lamoille County:

- Hazardous building materials risk is concentrated in older housing stock located in the Region’s most economically vulnerable communities.
- Housing cost burden is severe and widespread, with village CDPs—where lower-income households are concentrated—experiencing the most acute conditions.
- Flood risk disproportionately affects lower-income households in village centers who have fewer financial resources to invest in flood resilience or relocation.

- Infrastructure deficiencies in water and wastewater systems are concentrated in areas with demonstrated economic need, yet income-based funding mechanisms often fail to capture CDP-level poverty due to the use of town-level data.

LCPC acknowledges the limitations of this analysis. Census data can be unreliable at small geographic scales. Some benefits and burdens cannot be fully quantified with available data. This framework represents one approach to equity analysis; there may be additional burdens disproportionately affecting historically marginalized residents that are not fully captured by the statutory mapping framework.

Regional Plan Policies and Implementation Strategies

To reduce identified disparities and ensure the equitable distribution of benefits and mitigation of burdens, the Lamoille County Regional Plan includes the following implementation strategies:

Land Use and Conservation

- Prioritize conservation efforts that enhance flood mitigation and provide meaningful public access, including strategies that support dual goals such as conservation paired with housing or infrastructure siting.
- Support equitable public access to conserved lands while balancing the needs of diverse user groups, including lower-income residents and persons with disabilities.
- Direct new development to higher ground near village centers outside of floodplain areas, consistent with the Regional Plan Future Land Use Map.

Housing and Infrastructure

- Advocate for the use of CDP-level income and cost burden data in State and federal funding programs for drinking water, wastewater, and housing investment, to ensure that village-area need is accurately represented in program eligibility determinations.
- Support public and private investment in the existing housing stock, including hazardous materials abatement (lead, asbestos, PCBs), code improvements, HVAC modernization, and improved drinking water and wastewater systems.
- Prioritize infrastructure investment—water, wastewater, stormwater—in the Region’s village centers to enable housing development and support existing residents.

Flood Resilience

- Support the elevation, flood-proofing, or relocation of housing in flood hazard areas, with priority given to lower-income households with the least capacity to self-finance mitigation.
- Integrate flood risk equity considerations into municipal hazard mitigation plan updates and local floodplain management programs.

Meaningful Participation

- LCPC is committed to providing meaningful participation opportunities, as defined in 3 V.S.A. §6002, in all regional planning processes. This includes ensuring that outreach and engagement activities are accessible to all residents, with particular attention to Environmental Justice focus populations, including those with limited English proficiency or limited digital access.
- LCPC will coordinate with State agencies, municipalities, and community partners to ensure that implementation of Regional Plan policies reaches the communities with the greatest need.

Relationship to Land Use Review Board Compliance

This Environmental Justice analysis is a required element of the Lamoille County Regional Plan under 24 V.S.A. §4348a. LCPC will submit this chapter and the full Regional Plan to the Vermont Land Use Review Board (LURB) for a determination of compliance pursuant to 24 V.S.A. §4348(h). The analysis demonstrates conformance with the goals established in 24 V.S.A. §4302 and the plan elements required by 24 V.S.A. §4348a, including the equitable distribution of environmental benefits and burdens.

LCPC will update this analysis as part of each Regional Plan update cycle, incorporating new Census data, updated State Environmental Justice mapping tools developed by the Agency of Natural Resources pursuant to Act 154, and community input received through the plan adoption process. The complete Environmental Benefits and Burdens Analysis and Environmental Justice Focus Populations mapping can be viewed in Appendix D of this Plan.

Primary Regional Plan Objectives:

To fulfill the Lamoille County Planning Commission's vision and mission, this plan was developed under the following primary objectives.

1. To guide growth into and near compact settlements outside the floodplain, whether historic or new, for efficient land use and development.
2. To protect the region's natural and working landscapes by promoting thriving, compact village centers and new growth centers near existing infrastructure, services, and compact housing development, while preserving the scenic character of the surrounding rural countryside.
3. To encourage affordable housing options and a diversity of housing options in Lamoille County including "missing middle" housing development to support Lamoille County's growing and aging population and to support first-time homebuyers.

4. To guide growth that promotes sustainability of the region's natural systems, valuable agricultural and forestry resources including working lands, support access to local food options, and enhance recreational amenities.
5. To promote healthy, thriving communities where residents and visitors feel welcomed.
6. To promote an efficient transportation system that serves the needs of Lamoille County residents and visitors.
7. To promote a diverse and thriving local economy that does not degrade the scenic and rural character of Lamoille County's working lands and historic settlement patterns.
8. To support investment in public infrastructure to support a thriving economy in Lamoille County and new local businesses and housing development.
9. To collaborate with local utilities, municipalities, and state agencies to promote energy efficiency and conservation in the thermal, transportation, and electrical sectors.
10. To consider environmental benefits and burdens on underserved communities in Lamoille County in regional and local planning efforts.

Our Planning Process

Public Engagement

No planning process is complete without including the constituents – the people who will be most impacted by the plan. Throughout the two years it took to develop the *Lamoille County Regional Plan*, the following stakeholders and parties were involved:

- Members of the **Lamoille County Planning Commission Board of Directors** participated at different levels of the Regional Plan update. The **Regional Plan Committee** met monthly to review draft chapters, discuss strategies and policies, gather background information, and engage with interested parties. At Board meetings, representatives had in-depth discussions, focusing on topics in the Plan. Other LCPC Committees, such as the **Transportation Advisory Committee, Regional Emergency Management Committee, Clean Water Advisory Committee, and Belonging and Inclusion Committee** had targeted dialogue that added to the Plan for relevant chapters.
- **Member municipalities' municipal plans** provided a foundation for this plan. Some municipalities were in the process of updating their plans and others had recently completed a plan amendment. This information was collated into the Regional Plan. A theme of this Plan is respect for the local planning process; thus, this Plan is based on the goals, objectives, and visions of our 15 municipalities.
- **Municipal officials and volunteer board members** provided invaluable feedback and insight into the Plan's development. Members of Selectboards, Boards of Trustees, Planning Commissions, Conservation Commissions, Clerks, Road Foremen, Managers of municipal utilities, and Emergency Management Directors contributed to the plan's text, policies, and

goals. Three Information Sessions were held during LCPC Board of Directors' meetings to review and discuss the sections of the 2023-2031 Regional Plan. Invitations were extended to all municipalities and comments were received via email and in person.

- **State agency representatives** were provided an opportunity to review draft chapters and provide feedback that enriched the Plan. A copy of the plan was provided to representatives at the Vermont Agencies of Agriculture, Food and Markets, Transportation, Natural Resources, Commerce and Community Development, Emergency Management, and Health Department. The Vermont Public Service Department and Vermont Department of Health provided feedback on the draft Regional Plan during the drafting stage of the Regional Plan update.
- Prior to and during chapter draft development, **regional organizations, including partners, business representatives, non-profit agencies, service providers, and workforce development groups**, were included. In some cases, LCPC staff met with various groups and agencies and in other instances, presenters discussed topics with the Board of Directors.
- **Adjacent Regional Planning Commissions** from Central Vermont Regional Planning Commission, Chittenden County Regional Planning Commission, Northeastern Vermont Development Association, and Northwest Regional Planning Commission were provided an opportunity to review the draft Lamoille County Regional Plan and provide feedback. No adjacent Regional Planning Commissions provided comments on the draft plan include.
- **Meaningful Engagement with the Public:** Members of the public were invited to engage with LCPC through a Regional Plan Survey. This was accomplished by tabling events across the County on Town Meeting Day, distributing flyers at public and commercial facilities across the County, Notices on Facebook, Front Porch Forum, newspaper notices and press releases, public meetings, information sessions/trainings, and word-of-mouth.
- As part of the 2023 Regional Plan update and development of the Health Equity Planning Toolkit, the LCPC conducted outreach to priority populations. This included direct outreach to the Lamoille Area Racial Equity Alliance, and prevention planning health partners such as Healthy Lamoille Valley, Morrisville Health District, and VT Department of Health.

2026 Regional Plan and Meaningful Public Engagement

In accordance with Act 181, in early March 2025 the Lamoille County Planning Commission began public outreach for the 2026 Lamoille County Regional Plan to comply with Act 181 and Act 47 statutory requirements. In addition to the stakeholder outreach noted above, in 2025 the Lamoille County Planning Commission conducted meaningful public engagement to inform the 2026

Regional Plan and the vision for Lamoille County as follows:

- Conducted a Regional Plan Survey receiving 278 responses representing all 10 towns across the County
- Posted flyers about the survey and value of the Regional Plan as a visioning tool at Town Clerks Offices around the County
- Distributed hard copies of the Regional Plan Survey to local Clerk's Offices in all 10 Towns
- Posted Regional Plan flyers at local grocery stores, hardware stores, and other local businesses
- Distributed the Regional Plan Survey on online forums (Front Porch Forum, via email, LCPC's website, Facebook page)
- Tabled in 3 communities across the County (Cambridge, Stowe, Wolcott) at 2025 Town Meeting Day and distributed flyers for Town Meeting Day in other Lamoille County communities.
- Distributed flyers about the Regional Plan and Survey at local Planning Commission, Selectboard, and Village Trustee meetings.
- Conducted municipal trainings and informational sessions on Act 181 and Act 47 hosted at LCPC Board of Directors meetings open to the public
- Met with local Planning Commissions, Selectboards, Village Trustees, municipal planning staff to outreach about Act 181, Act 47, the Lamoille County Housing targets, and the proposed changes to the Regional Plan Future Land Use map and how it informs statewide designation programs
- Hosted check-ins with the Lamoille County Board of Directors throughout the Regional Plan update process. The LCPC's Board of Directors represents the 15 municipalities (towns/villages) in Lamoille County.
- Hosted Regional public forums on Lamoille River and tributary hydraulic modeling and flood mitigation projects
- Conducted targeted outreach for visioning of sites pursuing property buyouts as a result of the 2023 and 2024 floods
- Coordinated Regional Plan outreach and strategies with the development of the Regional Flood Recovery and Resiliency Plan, Municipal Plan updates, and other Local Hazard Mitigation Plan updates
- Hosted public hearings in accordance with statute

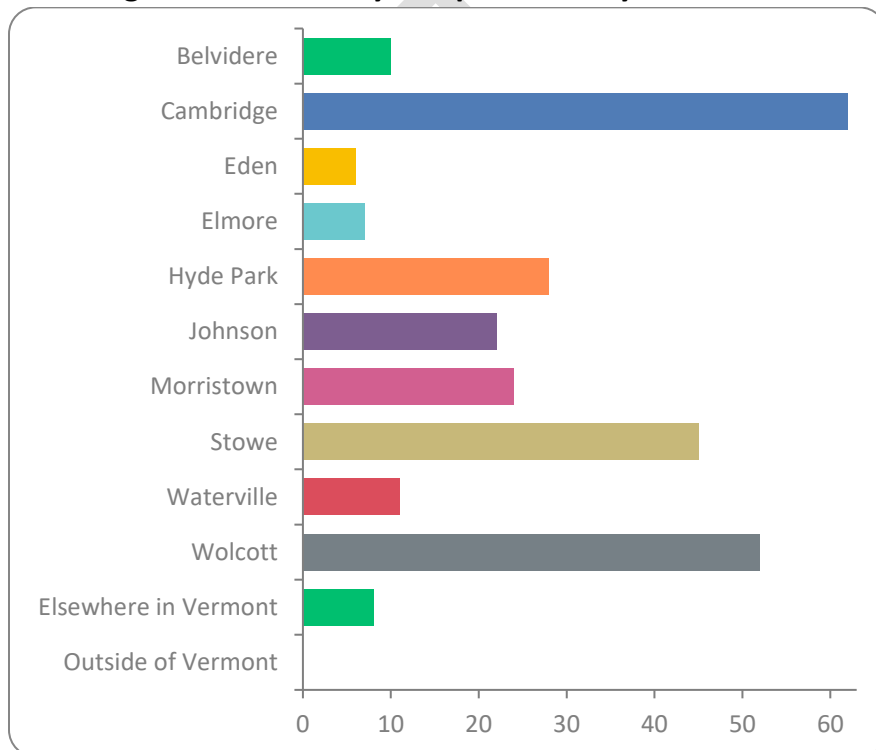
2025 Regional Plan Survey Results

The 2025 Regional Plan Survey yielded 278 responses representing participants from all 10 towns in Lamoille County. The purpose of this survey was to address the following objectives:

- To promote meaningful public engagement
- To inform the Regional Plan goals, policies, and vision statement
- To inform how we think about future development and the vision for Lamoille County

This next section highlights a summary of the 2025 Regional Plan Survey results. For the full survey results see Appendix B. Out of the 278 survey respondents, communities in Lamoille County with higher response rates included Cambridge (23% of responses), Wolcott (19% responses), and Stowe (16% of responses). See figure below for a breakdown of survey respondents by towns in Lamoille County. The average age of survey respondents is 54, meanwhile the medium age in Lamoille County is 41 years old, according to the 2023 American Community Survey.

2025 Regional Plan Survey: Respondents by Town



When respondents were asked what Lamoille County's greatest strengths are, the top four themes were 1) quality of life, 2) Scenic beauty, 3) recreational assets, and 4) sense of community.

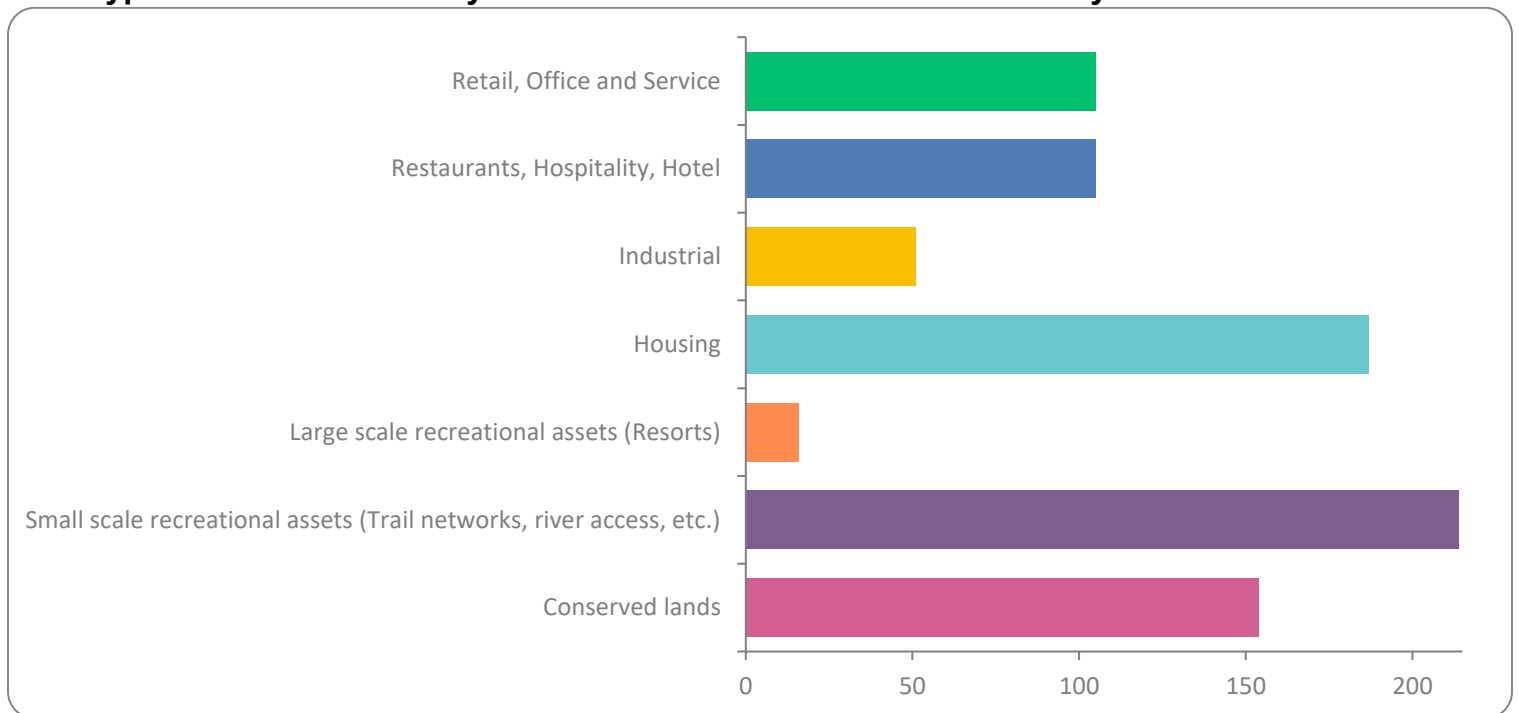
When asked what the greatest challenges and needs in Lamoille County are, the top five response categories were:

- Housing shortage
- Flooding and natural disasters
- Livable wages
- Affordability

➤ Food access

When asked later in the survey about the greatest affordability challenges in Lamoille County, housing and taxes rose to the top. Respondents were also asked how they would like to see Lamoille County grow. Responses that rose to the top included an increase in small businesses and investment in public infrastructure. However, when asked what type of land use participants would like to see more of in Lamoille County, housing, small recreational assets like trails and river access, and conserved lands were the top common themes. See figure below for a breakdown of responses to this land use question.

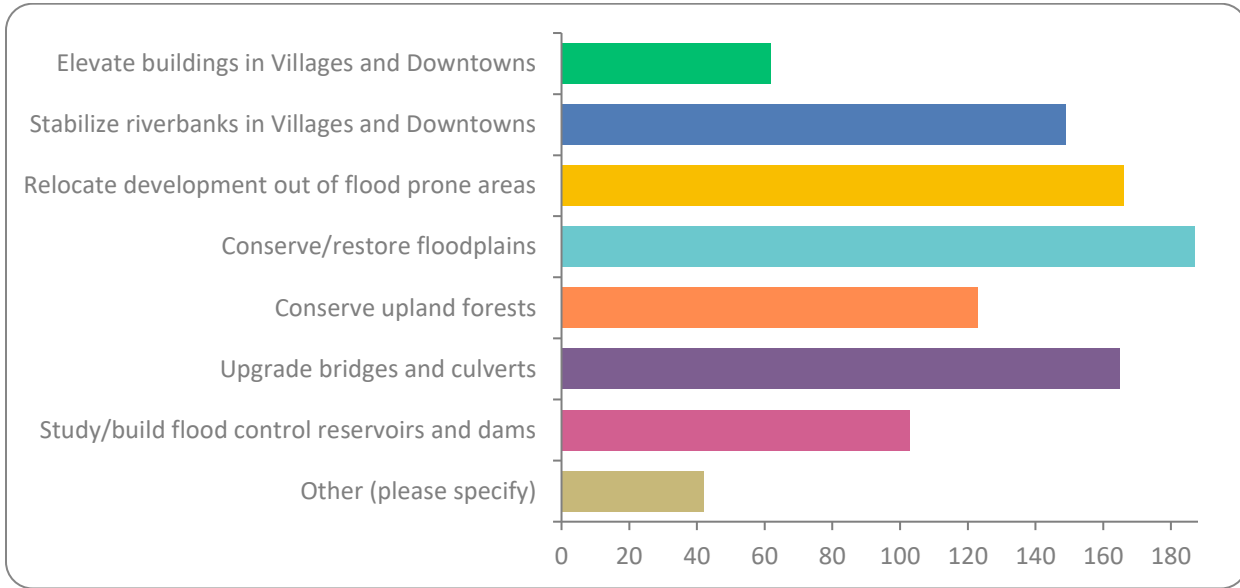
What types of land use would you like to see more of in Lamoille County's future?



Survey respondents were asked what type of housing they would like to see built in Lamoille County. The top four included 1) Single Family, 2) Multi-family housing, 3) workforce housing, and 4) apartments. When asked where people would like to see new housing built, the majority responded near village centers/ downtown or in a downtown/ village center.

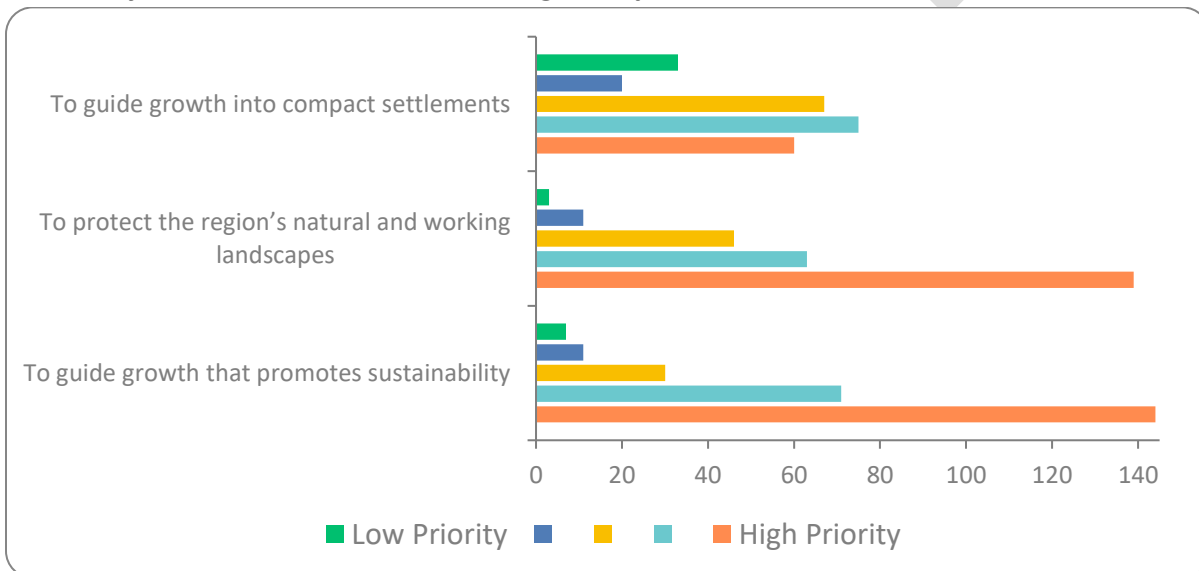
Survey respondents were also asked how Lamoille County should respond to the changing climate and increased flooding. The top response categories were relocating development out of the floodplain, conserving/restoring floodplains, upgrading bridges and culverts, and stabilizing riverbanks in villages and downtowns. See figure below for this response breakdown.

How should Lamoille County respond to a changing climate and recent increase in flooding events?



When asked how respondents feel about the current regional plan themes, protecting natural and working landscapes and guiding growth that promotes sustainability were the top priorities. See figure below for survey responses by priority of Regional Plan themes. This emphasis on protecting working landscapes and promoting sustainability continues to be reflected in the Regional Plan’s overarching goals and objectives. Survey responses were used to update the goals, primary objectives, and policies found in the Regional Plan to reflect current priorities in Lamoille County such as housing shortage, affordability, protecting working lands, access to healthy foods, investing in public infrastructure, investing in recreational assets, and guiding new growth out of the floodplain in response to the changing climate and increased magnitude of recent flooding events.

How do you feel about the current regional plan themes?

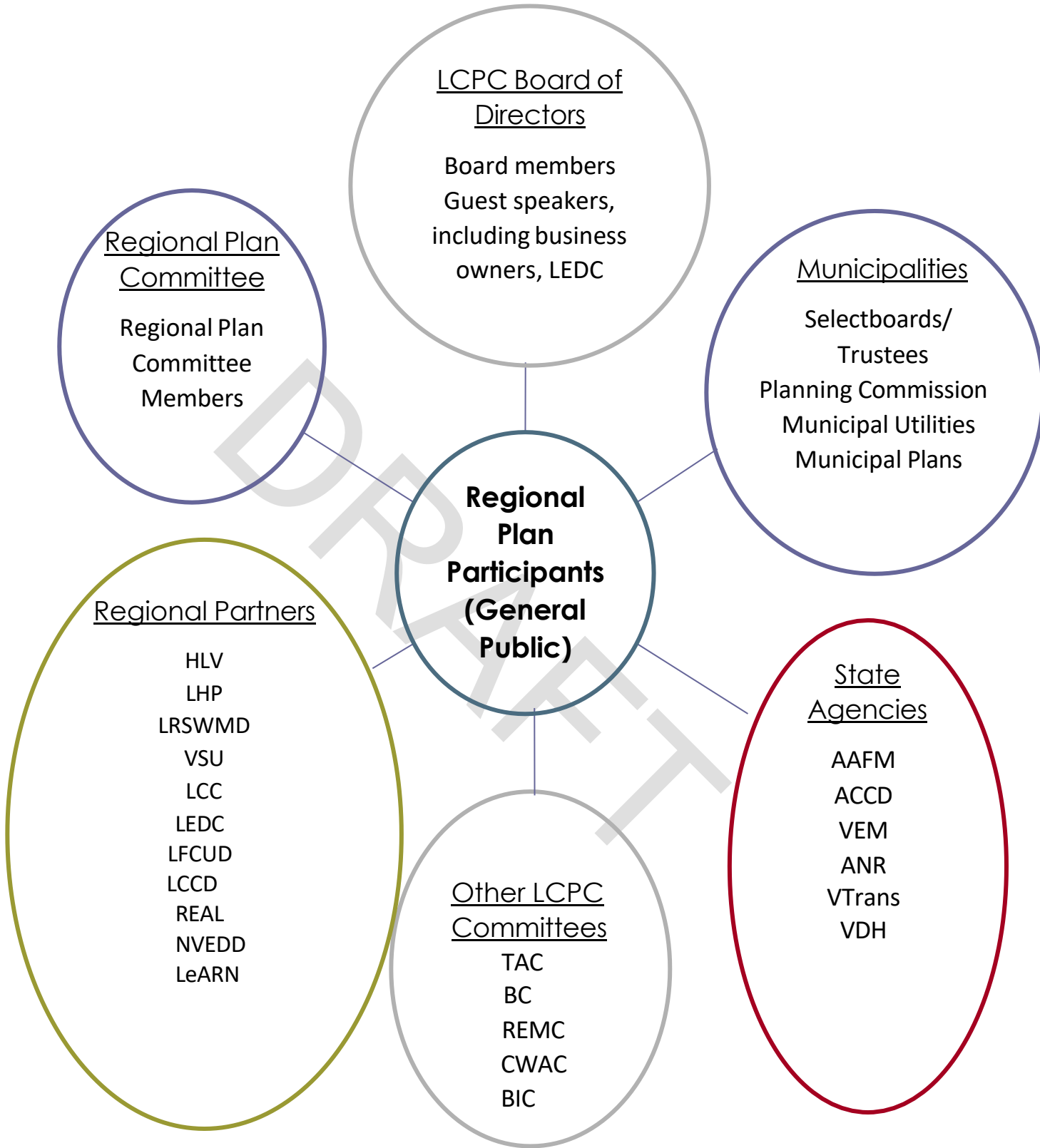


LAMOILLE COUNTY REGIONAL PLAN 2026-2034

LCPC Standing Committees and Regional/State Partners

The following diagram captures the Lamoille County Planning Commission’s standing committees that act as Advisory Committees to the LCPC Board of Directors. Also noted are state, regional, and municipal partners the LCPC collaborates with to carry out its mission and gather input for Regional Plan updates. Please see below for a list of acronyms for LCPC committees and partner organizations.

Acronym	Organization Name
<i>LCPC Standing Committees</i>	
BIC	Belonging and Inclusion Committee
BC	Brownfields Committee
CWAC	Clean Water Advisory Committee
REMC	Regional Emergency Management Committee
TAC	Transportation Advisory Committee
<i>Regional Partners</i>	
HLV	Healthy Lamoille Valley
LCC	Lamoille Chamber of Commerce
LEDC	Lamoille Economic Development Corporation
LeARN	Lamoille Area Recovery Network
LHP	Lamoille Housing Partnership
LCCD	Lamoille County Conservation District
LFCUD	Lamoille FiberNet Communications Union District
LRSWMD	Lamoille Regional Solid Waste Management District
NVEDD	Northern Vermont Economic Development District
REAL	Racial Equity Alliance of Lamoille
<i>State Partners</i>	
ACCD	Vermont Agency of Commerce and Community Development
AAFM	Vermont Agency of Agriculture and Food Markets
ANR	Vermont Agency of Natural Resources
VEM	Vermont Emergency Management
VDH	Vermont Department of Health
VTrans	Vermont Agency of Transportation



Implementation Plan

The following table presents a summary of action items that will be implemented throughout the upcoming planning cycle and beyond. Certain items have a lifespan beyond this plan’s eight years. This is done to recognize that planning is a long-term process and it can take many years to achieve the vision. Additional action items are found throughout each section of the plan and will be implemented as resources allow. Funding for implementing this plan will occur through annual workplans and contracts with the Agencies of Commerce and Community Development, Transportation and the Department of Public Safety, with additional funding from grants, municipal appropriations, and contracts with partner organizations. The Plan will also be implemented through regulatory proceedings described below.

Action Item (This table has been updated with a summary of the action items from the 2023 Draft Regional Plan)	Timeframe to Complete Action/Status
Economic Development	
Continue to provide municipal assistance for bylaw updates, municipal planning, grant assistance, and other tasks. LCPC will provide municipal assistance to achieve compatibility with the policies in this regional plan as well as with applicable state statutes.	Ongoing
Update the Substantial Regional Impact criteria as necessary to meet the purpose of VT State statute, municipalities, and regional interests.	2 years
Assist communities with appropriate state village center/downtown designation and work with municipal or regional entities to obtain funding to install or improve municipal services.	Ongoing
Work closely with municipalities and business owners to diversify recreational opportunities through emerging trends and new investments or re- investments in existing recreational infrastructure.	Ongoing

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<p>Collaborate with Lamoille Economic Development Corporation (LEDC) and/or local community economic councils to advance economic development strategies. Host meetings, at least annually, between local and regional economic development partners to coordinate strategies for workforce development, marketing, planning, and infrastructure needs, or other topics as necessary to facilitate a coordinated, collaborative economic growth strategy for Lamoille County.</p> <p>Coordinate with regional partners through the Northern Vermont Economic Development District and apply the Comprehensive Economic Development Strategy in regional planning work.</p>	<p>Ongoing</p>
<p>Housing</p>	
<p>As needed, update the county-wide housing study and needs assessment. This study addresses the full “housing continuum” and will include an analysis of housing availability and affordability, including “specialized housing”. The study recommends strategies for increasing availability and/or affordability where they are lacking within housing types on the continuum.</p>	<p>2 years</p>
<p>Work with municipalities to designate Growth Centers and Neighborhood Planning Areas.</p>	<p>Ongoing</p>
<p>Upon request, assist municipalities with non-regulatory language or ordinances that provide creative ways of addressing housing needs. Housing options that could be explored include: community loan funds, cooperative housing, co-housing, reverse mortgages, HomeShare Now, and other techniques aimed at increasing housing opportunities and affordability.</p>	<p>Ongoing</p>
<p>Upon request, assist municipalities with individualized housing plans that accommodate the diverse and changing housing needs of each municipality through non-regulatory mechanisms, zoning and subdivision regulations, and other mechanisms. Assistance will include further education and outreach to the public about housing responsibilities, statutes, and needs for sheltering.</p>	<p>Ongoing</p>

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Conduct trainings throughout the region on land use tools and creative solutions to address housing needs, including, but not limited to, form based codes, PUDs, density bonuses, alternatives to large lot zoning, voluntary and compulsory inclusionary zoning and types of subdivisions, and other creative solutions to address housing needs. Trainings will be tailored for Planning Commissions, Development Review Boards, and other municipal decision-makers.	Ongoing
Transportation	
Continue to work with the Green Mountain Byway Steering Committee and the Smugglers’ Notch Partnership to implement recommended projects and update management plans. Work with interested communities to extend the Green Mountain Byway north.	Ongoing
Utilize data such as traffic volumes, highway sufficiency, bridge inspections, and high crash location data to assist in the regional project prioritization process.	Ongoing
Encourage and assist in the implementation of low-cost safety improvements such as signs, pavement markings, and educational campaigns as short-term or interim solutions to identified highway safety issues.	Ongoing
Assist regional transit providers in identifying areas where services should be expanded.	Ongoing
Assist municipalities with developing transportation infrastructure inventories and capital budgets in an effort to effectively manage municipal highway infrastructure and prioritize improvement projects.	Ongoing
Assist municipalities in identifying needed Park and Ride improvements, including accommodations for public transit and bicycles.	3-5 years
Energy	
Work with planning commissions to incorporate energy efficiency and conservation measures into municipal plans and zoning bylaws.	2-4 years

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Coordinate with local utilities to assist with outreach on current energy incentives and programs to promote electric options for heating/cooling, transportation, and renewable energy generation.	Ongoing
Coordinate with local utilities to host bi-annual or quarterly meetings of utilities serving the County to foster collaboration and unified messaging to Lamoille County residents and businesses.	1-3 years
Share and post on LCPC's website, funding opportunities to address hazard trees and utility safety concerns regarding Emerald Ash Borer.	1 year
Collaborate with utilities to host regional meetings to foster collaboration and information sharing of funding opportunities.	Ongoing
Land Use	
Explore and develop alternatives to wastewater infrastructure, such as innovative wastewater treatment options and development of decentralized wastewater systems. Work with municipalities to develop community wastewater management districts serving Center Areas and/or to develop low-interest loan programs for septic repair and upgrades. Provide language to the State Environmental Protection Rules to encourage greater use of "Innovative/Alternative Systems and Products" and waterless waste treatment options.	Beyond 8- years
Identify existing vacant or underutilized structures, industrial sites, and brownfield sites that could be redeveloped and/or reused. Assist with redeveloping these sites.	Beyond 8- years
As new developments are proposed, work with developers and municipalities to ensure future developments must not place an undue burden on the ability to provide public and community services, such as schools, roads, water, sewer, emergency access, etc. Where such services are impacted, including services that are provided by entities other than the host municipality, LCPC will recommend the municipalities pursue off site mitigations or financial mitigation such as impact fees.	Ongoing

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Identify infrastructure limitations to support industrial development in Enterprise Areas and Center Areas. Assist municipalities in pursuing funding and financing to address these limitations, provided such investments support the three primary land use objectives described in this plan.	Beyond 8- years
Telecommunications	
Assist municipalities with the creation of new or expanding existing Wi-Fi hotspots for residents and visitors.	Beyond 8 years
Support the Communications Union District’s efforts to increase infrastructure that can include broadband coverage in Lamoille County through the build-out of fiberoptic networks.	Ongoing
Broadcast government hearings, public meetings, and other important public gatherings online.	Ongoing
Implement tools and provide resources for public high speed internet access in villages and downtowns. Such tools include, but are not limited to, development of public access Wi-Fi zones, establishment of tele-centers, or development of publicly accessible “internet cafes.”	Beyond 8 years
Support the use of social media and online networking tools to increase community connections among residents, visitors, and local businesses.	Ongoing
Recreation	
Work with municipalities, developers, and state and regional partners to incorporate outdoor recreation facilities and amenities into future plans, including sidewalks and connections to existing recreation facilities or trails; work to ensure continued public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails; and identify, provide, and protect recreation opportunities wherever appropriate.	Ongoing
Support recreational infrastructure projects that are designed for multiple types of users.	Ongoing

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Continue to support efforts that will lead to regional year-round, multi-use trails that link municipalities within Lamoille County and to neighboring municipalities, such as the Lamoille Valley Rail Trail and Stowe-Morristown Path.	Beyond 8 years
Support local efforts to expand recreational opportunities through new and improved facilities or amenities such as playgrounds, municipal parks, athletic fields, trailheads, kiosks, and signage.	Beyond 8 years
Working Lands	
Work with municipalities, LEDC, and other economic development agencies to identify viable uses for the County's lower quality timber.	Beyond 8-years
Work with communities to ensure that regulations in the Rural and Working Lands Areas allow for diverse farm and forest operations, including onsite value-added production, and expanded definitions for State Accepted Agricultural Practices. Modernize regulations to reflect growth of non- traditional activities (such as agritourism, back-yard sawmills, on-farm cafes, etc.).	Ongoing
Support local efforts to create and manage town forests.	Ongoing
To prevent undue fragmentation of farm and forestland, work with communities to investigate innovative tools for maintaining the working landscape. Tools include alternatives to traditional "large lot zoning" such as density averaging and Planned Unit Developments, density transfers/transfer of development rights, and overlay districts.	Ongoing
Work with forestry and conservation partners to explore funding opportunities to protect priority forest blocks and wildlife habitat connectors. This may include funding to purchase, conserve, or maintain priority forest blocks for critical wildlife habitat, wildlife migration, and recreation.	Ongoing
Water Quality and Flood Resiliency	

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Mitigate floodplain encroachments wherever and whenever possible. Mitigation may include flood proofing, property acquisitions, “compensatory storage,” floodplain reconnection/re-vegetation, and/or implementation of projects identified in a river corridor plan or local hazard mitigation plan. Support planning for, funding of, and Implementation of mitigation projects to reduce damage in flood hazard areas.	Beyond 8- years
Work with State partners, communities, and community partners to accurately map and reflect river corridors and erosion areas. Assist municipalities in implementing wetland, fluvial erosion, river corridor, and riparian buffer protections to preserve these resources.	Ongoing
Encourage and work with communities to adopt NFIP and river corridor bylaws and standards. Encourage municipalities to adopt flood hazard regulations that strengthen protections in the flood hazard and river corridor areas.	5 - 6 years
Support local efforts to acquire and/or improve river access points.	Ongoing
Work with municipalities to develop and implement long-term groundwater protection measures.	Ongoing
Support municipalities acquiring title or easements to wellhead protection areas and recharge areas serving municipal and community water supplies	Ongoing
LCPC will work with ANR and municipalities to implement actions required under the new Water Quality rules. Work with municipalities to conduct periodic wastewater facilities analysis to determine the remaining capacity of systems based on projected growth and to determine if any system weaknesses exist.	Ongoing
Public Safety	
Proper training and equipment are essential to emergency response. LCPC staff will continue proper training to respond to anticipated disasters and assist emergency responders and municipal officials with access to proper training and equipment.	Ongoing
LCPC will continue to map critical facilities and vulnerable populations for use in local and regional emergency planning.	

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	Ongoing
Assist municipalities in adopting and updating all-hazard mitigation plans, emergency operations plans, flood hazard regulations, and other planning documents to strengthen emergency preparedness and community resiliency.	Ongoing
Work cooperatively with Emergency Management Directors and the Local Emergency Planning Committee to improve emergency planning.	Ongoing
LCPC staff are an integral part of the Incident Command Team at the State Emergency Operations Center. To this end, LCPC supports continuing efforts for staff to provide regional and statewide response capability.	Ongoing
Upon request, assist municipalities in revising bylaws to require a dry hydrant or fire pond at any new development more than one mile from nearest rural water source.	Ongoing
Support the implementation of local and regional mitigation activities, projects and programs that reduce the impact on life and property.	Ongoing
Human Services	
Work with communities to utilize healthy community design principles, such as walkable and bikeable communities, access to healthy food, access to parks and recreation, and mixed-use development.	Ongoing
Support services, facilities, and opportunities for the aging population to remain active members of the community.	Ongoing
Evaluate the need for enhancing childcare facilities and services in the county. This includes conducting a needs assessment and evaluation of availability of public space to be used as childcare facilities; working with municipalities to address identified needs for childcare facilities or services including infrastructure needs (water/sewer) to support the operation of childcare facilities ; assisting employers and child care facility operators with access to financing for child care facilities, and supporting initiatives to develop childcare facilities where a need is proven.	Beyond 8- years

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Public Facilities	
Collaborate with regional and local partners to improve and identify new parks, recreation, and green spaces as well as strategies to build vibrancy throughout the region.	Ongoing
Upon request, assist municipalities with amendments to ordinances and zoning that promote crime prevention and reduce substance misuse in licensed establishments, retail outlets, and public spaces.	Ongoing
Assist municipalities with identifying non-regulatory tools to strengthen healthy communities.	Ongoing
Collaborate with regional and local partners to improve and identify new parks, recreation, and green spaces as well as strategies to build vibrancy throughout the region.	Ongoing
Support projects that reinforce the value of youth in the community.	Ongoing
Prioritize infrastructure investments that promote environmentally safe and healthy lifestyles.	Ongoing
Work with schools, municipalities, parents, and other organizations to find creative ways to improve safe walking routes to school and reduce student time on busses.	Ongoing
Infrastructure is encouraged to support implementation of Vermont’s Universal Recycling law, including increased accessibility to composting sites for organics diversion.	Ongoing

Public Utility Commission (Section 248 Hearings)

The Vermont Public Utility Commission is a quasi-judicial body empowered to review and issue a Certificate of Public Good for all new electrical, gas transmission, generation, and telecommunications facilities (30 VSA 248). Under the requirements of this statute, the Board is required to find that a proposed project:

- Will not interfere with the orderly development of the region;
- Is needed to meet present and future demand; and

- Will not have an undue adverse effect on aesthetics, historic sites, air and water purity, the natural environment, and the public health and safety.

30 V.S.A. 248(b)(1) stipulates that Vermont’s Public Utility Commission (PUC) may not issue a certificate of public good for a proposed utility facility unless the PUC finds that the facility “will not unduly interfere with the orderly development of the region with *due consideration having been given to the recommendations of the municipal and regional planning commissions.*” LCPC participates in PSB proceedings and determines conformance with the Regional Plan is in accordance with the “Lamoille County Planning Commission’s Role in Act 250 and State Permitting” Policy, as most recently amended by the Board of Directors.

Vermont’s Land Use and Development Law, Act 250

Vermont’s Land Use and Development Law (VSA Title 10, Chapter 151), commonly known as Act 250, was established in 1970 as part of a statewide planning and development control effort in response to rapid growth across the state. Act 250 reviews and issues permits to applicable residential, commercial, industrial developments, and public facilities. Permit decisions are based on the applicant’s demonstration that the proposed project meets 10 specific criteria outlined in Statute. Under Criteria 10, Before the Act 250 District Commission may grant an Act 250 permit for a proposed development, the District Commission must find that the development is “*in conformance with any duly adopted local or regional plan or capital program.*” [10 VSA 6086(a)(10) – “Criteria 10”]

Under state law, Regional Planning Commissions are a statutory party to review projects within the region, and in some cases outside the region. LCPC participates in Act 250 proceedings and determines that conformance with the Regional Plan is in accordance with the “Lamoille County Planning Commission’s Role in Act 250 and State Permitting” Policy, as most recently amended by the Board of Directors.

What is Substantial Regional Impact

Substantial Regional Impact (SRI) relates primarily to Act 250 and Section 248 Public Service Board proceedings. In both Act 250 and Section 248, all applications must conform (Act 250) or give due consideration to (Section 248) *both the local and regional plan.* In these proceedings, State Statute [24 VSA 4348 (h)] requires that “the provisions of the regional plan shall be given effect to the extent that they are not in conflict with the provisions of a duly adopted municipal plan.... to the extent that such a conflict exists, the regional plan shall be given effect if it is demonstrated that the project under consideration in the proceedings

would have *a substantial regional impact.*”

There are several key points to remember regarding substantial regional impact:

- There is *no statewide definition for Substantial Regional Impact*. Rather, Statute [24 VSA 4345a (17)] requires each regional planning commission to define “substantial regional impact” in its regional plan.
- The Regional Plan’s definition of Substantial Regional Impact is NOT used to determine whether a proposed development is or is not in conformance with the Regional Plan. *A substantial regional impact can be positive or negative*. As such, the definition below does not identify development projects that are “non-conforming” or should be opposed, but characterizes those projects that may influence more than one community and/or the Region as a whole.
- Substantial Regional Impact is NOT a threshold for the Regional Planning Commission (RPC) providing comments related to an Act 250 or Section 248 application. In fact, *Statute requires the RPC to appear before the Act250 District Commission and the Public Service Board* to aid them in making determinations regarding conformance with the Regional Plan regardless of whether there is a Substantial Regional Impact [24 VSA 4345a (13) & (14)].

Lamoille County Substantial Regional Impact Definition and Thresholds

For the purposes of this plan and for all purposes defined by Statute, Lamoille County Planning Commission establishes the following thresholds as the definition of substantial regional impact in Lamoille County. To the degree possible, these thresholds are organized to corresponded to the chapter headings in the Regional Plan

Economic Development

- Location of a new employer or expansion and/or relocation of an existing employer which is estimated to create the following number of new jobs within five years of any and all final permit approvals:
 - 50 jobs in a Town with a population of 2,500 or more (inclusive of Villages).
 - 30 jobs in a Town with a population less than 2,500 (inclusive of Villages).

(Note, for purposes of this criteria, the number of new jobs shall be measured based on total number of individuals employed, not full-time-equivalents)

Housing

- Removal or demolition of 10 or more units of housing that is affordable to a household earning up to 120% of the host community’s median household income.

Transportation

1. A development that would substantially affect capacity or safety of the

- transportation network, as measured by one or more of the following: Results in (a) 75 or more new daily trips, or (b) total new daily trips equal to or greater than 5% of the Average Annual Daily Traffic of the roads immediately servicing the project, whichever is less (*Note: number of trips will be based on a traffic study, and/or the most recent ITE Trip Generation Manual if no such traffic study is available*)
2. Contributes to a reduction in the peak hour Level of Service (LOS) below LOS D, unless a municipal plan approved in accordance with 24 VSA 4350(b) indicates that LOS F and/or E is acceptable to maintain desired development patterns and/or bike/pedestrian access. (*Note: LOS will be based on a traffic study, or available VTrans data if no such traffic study is available*).
 3. Creates or exacerbates documented safety issues, including but not limited to high crash locations and corridors, and corridors or segments scheduled for systemic local road safety program improvements. (*Note: Related documentation and reports are available through Vtrans and/or the Lamoille County Planning Commission*)
 4. Has the potential to adversely impact local roads in another town. Potential adverse impacts include, but are not limited to heavy vehicles, temporary construction traffic, noise, air quality, roadway conditions, and/or bicycle and pedestrian safety.
 5. Has the potential to exacerbate a transportation related concern raised by the legislative body of another municipality or identified in the Plan of another municipality in accordance with 24 VSA 4382(8).

Energy/Telecommunications

- A development that would necessitate a capacity upgrade on sub-transmission networks (34.5kV or greater) or the bulk transmission system (115kV or greater), or any other substantive capital improvement.

Land Use

- Residential Development that creates:
 - 50 or more housing units in a Center or Enterprise Area, or
 - 20 or more housing units in the Rural/Working Lands, Working Lands/Forest, or Working lands/Floodplain area(s).
- Commercial, Industrial, or other Non-Residential Development that creates:
 - 50,000 square feet gross floor area or more in a Center or Enterprise Area, or
 - 20,000 square feet gross floor area or more in the Rural/Working Lands, Working Lands/Forest, or Working lands/Floodplain Area(s)
- Expansion/creation of a public water supply or public sewer/wastewater system outside of a Center or Enterprise Area.
- A development located in a part of the region (other than a Center or Enterprise Area) which does not presently contain development of similar type and scale and has the potential to have impacts beyond the Town in which it is located.

- A development lying within two or more municipalities

Water Resources, Flood Resiliency, and Working Lands

- A development that has the potential to adversely impact the following wildlife travel corridors identified in the Regional Plan, or other wildlife travel corridors identified in a municipal plan or by the Vermont Department of Fish and Wildlife:
 - Willow Crossing Area on Route 15 near the Cambridge/Johnson Town Line
 - Route 118 in Eden and Belvidere
 - Route 12 in Elmore
 - Area of Route 100 north of North Hyde Park Village at the Eden Town Line
 - Shutesville Hill area on Route 100 near the Stowe/Waterbury Town Line.
- A development that has the potential to adversely impact the following ridgelines (ridgelines will be further discussed in Energy chapter) identified in the Regional Plan, or other ridgelines identified in a municipal plan:
 - Mount Elmore
 - The Worcester Range
 - Mount Mansfield
 - The Sterling Range
 - the Woodbury Range
 - Butternut Mountain
 - Belvidere Mountain
- A development in which off-site mitigation associated with the project, such as the acquisition of development rights or similar vehicles, may directly result in the reduction of the value of property(ies) on the grand list of a municipality other than the host municipality.
- Any development within a 100-year floodplain or river corridor, based on the most recent FEMA FIRM maps, VTANR River Corridor Maps, or site-specific study.

Public Safety, Education, Culture and Community, and other Public Facilities and Services

- A development that has the potential to significantly impact the community services of a neighboring municipality.
- A development generating demands that has the potential to significantly affect public safety services (police, fire, EMS, etc) provided by two or more municipalities, including the host municipality, and/or which may require those entities to make major investments in personnel, equipment, vehicles, dispatch/communications, or other capital infrastructure.
- A development generating student numbers that may significantly affect school capacities in one or more neighboring communities and/or union schools.

Compatibility Statement

The 2023-2031 *Lamoille County Regional Plan* (the Plan) was developed in consultation with representatives of and input from our 15 member municipalities. The Plan focuses on development in areas best able to accommodate growth. Member municipalities exhibit Vermont's historic settlement pattern of development, with the majority of growth directed towards compact areas surrounded by the rural countryside. This Plan and municipal plans seek greater affordability in the cost of living. Agriculture, forestry, and other resource-based uses are encouraged throughout municipal plans and this Plan, as well as commercial and industrial uses in areas best able to accommodate that type of development. The LCPC reviewed the goals and policies contained in municipal plans, as well as other plans in the region, to ensure compatibility between the goals and policies in this Regional Plan and other plans. If compatibility problems arise, LCPC will work with municipalities to resolve this issue.

Compatibility with Adjacent Regions

Cooperation among and between neighboring regions is integral to ensuring growth and development occur at rates that ensure Lamoille County's municipalities can continue to provide services and resources. As Chittenden County continues to urbanize and its housing costs increase, the western part of Lamoille County feels greater pressures on its roads and housing needs. Future public transportation services in Lamoille County will expand travel accessibility to residents, students, visitors, and job seekers in Lamoille County and neighboring regions. To the northeast, significant development proposals, should they reach their full and desired potential, may impact Lamoille County residents, environment, and infrastructure. Vermont's "Agricultural Renaissance", driven in part by Hardwick's agriculture and food economy, may impact eastern Lamoille County's Agri-entrepreneurial opportunities. As recreation evolves into more year-round use, activities like the Lamoille Valley Rail Trail will continue to expand recreation and economic opportunities and require inter-regional coordination.

Communities recognize the need to work collaboratively to achieve their own goals. For example, Conservation Commissions are strengthening relationships between residents of municipalities in and out of Lamoille County. Critical wildlife corridors or invasive species do not adhere to municipal boundaries and building partnerships between Lamoille County organizations and their counterparts in other regions allows concerned parties to address issues before they become problems. An example of local Conservation Commissions working collaboratively includes volunteer conducted Ash Tree Inventories in the public right-of-way in Lamoille County Towns. This effort was led by the Lamoille County Regional

Invasive Insect Preparedness Team, to prepare for hazards and financial impacts related to infestations of the Emerald Ash Borer.

Further, what is happening outside of Lamoille County's borders can influence residents' quality of life and services offered within its borders. Lamoille County takes pride in offering a high quality of life to its residents. The Plan seeks to find a balance between maintaining existing services and developing at a pace which accommodates changes to year-round and seasonal housing stock, schools, roads, workforce, natural resources, health, and culture.

While Lamoille County is impacted by its neighbors, it is important to consider how changes in Lamoille County can impact our neighbors. It has been stated throughout this plan that Lamoille County is one of the fastest growing counties in Vermont. The costs of land and housing have already been demonstrated to be more affordable in Lamoille County than in adjacent regions. Lamoille County's openness to business expansion, land values, municipal incentives, proximity to major transportation networks, and available technical assistance, combined with a high quality of life, make it an attractive place for commercial, industrial, and residential growth or relocation. The Regional Plans of Lamoille County's neighbors do not present any conflicts but leave open many opportunities to collaborate:

Central Vermont Regional Planning Commission (CVRPC) (*adjacent municipalities: Calais, Waterbury, Woodbury, Worcester*): Through the *Central Vermont Regional Plan*, Washington County recognizes a need to preserve and promote a viable agricultural economy, culture, and land base. Adjacent municipalities share similar characteristics to their Lamoille County counterparts. Many Lamoille County residents work in Washington County. The Montpelier/Barre area provides significant civic resources for Lamoille County residents. In the future, residential and commercial development pressures in Montpelier/Barre may creep towards Lamoille County. Upcoming capital transportation projects may increase and facilitate smoother traffic flows. LCPC works closely with CVRPC in many project areas, particularly transportation planning and initiatives.

Chittenden County Regional Planning Commission (CCRPC) (*adjacent municipalities: Bolton, Underhill, Westford*): Adjacent municipalities in Chittenden County are designated as "Rural Planning Areas with village centers". Growth is not planned for or encouraged in these areas according to CCRPC's *ECOS Plan* (2018). Rural Planning Areas are characterized by low-density development and a working landscape with sensitive and protected areas. Chittenden County is frequented by Lamoille County residents for work, entertainment, and other services. Chittenden County's labor force draws from Cambridge and other parts of

Lamoille County, where housing is often more affordable. Both Cambridge and Stowe fall within a 45-minute commute zone to Chittenden County communities.

Northeastern Vermont Development Association (NVDA) (*adjacent municipalities: Albany, Craftsbury, Greensboro, Hardwick, Lowell*): Areas of Caledonia and Orleans County are primarily forested with towns identified as village centers providing services for residents. NVDA's *Regional Plan for the Northeast Kingdom* (2015) identifies a need to protect recreation lands, prevent loss of wetlands, maintain historic development patterns, enhance the movement of goods while reducing commercial traffic, and better integrating land use and planning. The Plan recognizes that Morristown-Waterbury is a Labor Market Area potentially impacting Craftsbury, Greensboro, and Hardwick. New developments in Newport, Burke, and Jay are expected to draw workers from adjacent communities, particularly those from Lamoille County; proposed job growth may also spur new housing and/or commercial development in Lamoille County. The Plan also recognizes that the "success of value-added agricultural enterprises in Hardwick over recent years has had some effect on developments in Wolcott". Future development projects may reverberate throughout Lamoille County in ways large and small, including housing needs, schools, transportation, and workforce development. Full impacts are still unknown. Cooperation and collaboration between NVDA and LCPC is strongly encouraged to facilitate reasonable growth and development for Lamoille County's municipalities. Future transportation improvements should seek to foster smooth, efficient, multi-modal transportation through the regions. Strengthening the connection between Wolcott and Hardwick's agricultural enterprises could benefit both municipalities and both regions.

Northwest Regional Planning Commission (NRPC) (*adjacent municipalities: Bakersfield, Fairfax, Fletcher, Montgomery*): Franklin County has generally maintained a traditional pattern of densely settled villages surrounded by farm and forest land, although recent high growth rates have led to scattered residential development. Adjacent municipalities' land use areas are similar to Cambridge, Waterville, and Belvidere ("Conservation & Forest Resource Planning Area" and "Agricultural Resource Planning Area"). No major development projects are discussed in the *Plan for the Northwest Region* (2015) or made known through other means. Shared impact areas with Lamoille County include water quality, transportation increases, and wildlife habitat management. Franklin County and western Lamoille County share many public safety resources and a Vermont Agency of Transportation district.

Economic Development: Strategy

Economic development is an integral part of the planning process. Through an understanding of where our economic strengths and weaknesses lie, and our long-term needs and goals, we can plan for growth of our communities at a pace which local and regional infrastructure can sustain. The regional economic development planning effort must incorporate the challenges, needs, and successes of its communities to set the long-term vision for the region while meeting the goals of individual communities.

A diversified and dynamic economic development plan illustrates the interdependence between high quality of life, a clean environment, high-paying jobs, regional income, public revenue, and greater opportunities for individuals.

This Plan takes a new approach to economic development. The Strategy provides an overview of the economic structure and vision for Lamoille County. Throughout the Plan, economic development opportunities, challenges, policies, and programs are discussed in individual chapters. It is LCPC's vision to integrate economic development priorities into a holistic planning approach. For our regional economy to grow and thrive, we need stable infrastructure that includes high speed internet access, transportation, parking, and water/wastewater; an educated, healthy, and skilled workforce; natural resources; sound land use policies, and a vision for future development; a diversity of energy sources; affordable housing; access to affordable food, recreation, and cultural activities; and the amenities that make Lamoille County a desirable place to live. Economic development is achieved through investment in all aspects of planning.

A healthy, vital, and sustainable economy is required to balance human, natural, and capital resources to provide the public with a strong social safety net, environmental protection, high-quality public services, quality roads, and good schools. The Regional Plan's economic development objectives are:

Adapt to changing demographics: Lamoille County's working age population is higher than state average. While the County's population of retirees continues to grow, this population can provide experience, knowledge, and resources to younger groups. Finding appropriate and affordable housing for a variety of residents on the housing continuum is vital to the workforce. More demographic data can be found in the Demographics chapter of this Plan.

Invest in vital infrastructure: Today, infrastructure is more than water, wastewater, and electricity. It requires phone, data, and internet accessibility, parking, road network

infrastructure (bridges and culverts), renewable energy, innovative wastewater treatment, universal recycling, and stormwater management. New developments planned around existing infrastructure can lower costs while re-thinking site design can lower new development costs. Infrastructure is framed in the Transportation, Land Use, and Energy chapters.

Technological innovation: To remain competitive in a changing economic environment, LCPC recognizes the value of technological advancement through mobile communication, high speed internet, and fast paced expansion of new technological trends. Technology is changing rapidly. Municipalities can support these changes by encouraging responsible telecommunications towers, home-based businesses that rely on highspeed internet (and its future equivalent) and adapting regulatory and non-regulatory practices to meet the demands of new and small businesses. Existing businesses must recognize the need to collaborate, coordinate, and experiment with new business models. Read more in the Telecommunications and Broadband chapter.

Maintain a high quality of life to attract and keep residents and visitors: As the recreational heart of Vermont, Lamoille County is fortunate to offer abundant recreation activities year-round. Mobile and aging “Baby Boomers”, families, and the professional workforce settle in Lamoille County for its recreation, culture, scenic beauty, safe neighborhoods, and access to transportation. Excellence in academics, affordability, a burgeoning arts and food scene, and community cohesiveness are supported here. More information is found in the Public Facilities and Recreation chapters.

Tourism is an economic engine for Lamoille County. Recreation, agriculture, arts and culture, historic resources, scenic landscapes, and food and beverages are vital components to attract visitors to Lamoille County from throughout Vermont, the northeast, the United States, and even across international borders. This Plan recognizes the importance of sustainable growth and development of the tourism industry to the region’s economy. More information can be found in the Recreation and Working Lands chapters.

Mobilize community resources to improve access to health care and coordination of services and promote a culture of wellness: Social and environmental factors contribute to our overall health and well-being. Community design, our transportation systems, access to goods, services and recreational opportunities, safe and affordable housing, and safe working conditions, are all examples of environmental conditions that have significant impacts on health. Find out more in the Housing, Transportation, and Human Services chapters.

Encourage and protect the working landscape: Renowned for its beauty, 80% of Lamoille County is covered in forests. The agricultural renaissance flourishing in Vermont is alive in Lamoille County. Read more in the Working Landscapes and Water Resources chapters.

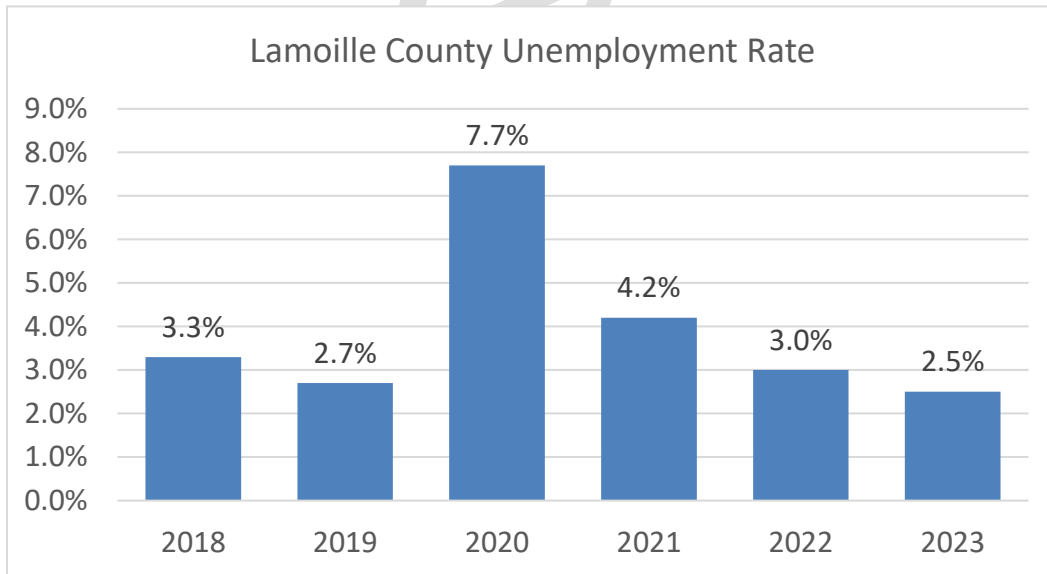
Lamoille County is fortunate to have rich earth resources such as sand and gravel. Wise utilization of these resources enhances the regional economy and provides a local source

of materials critical to regional infrastructure. Reuse of exhausted mines and gravel pits may also create opportunities to address other important regional needs.

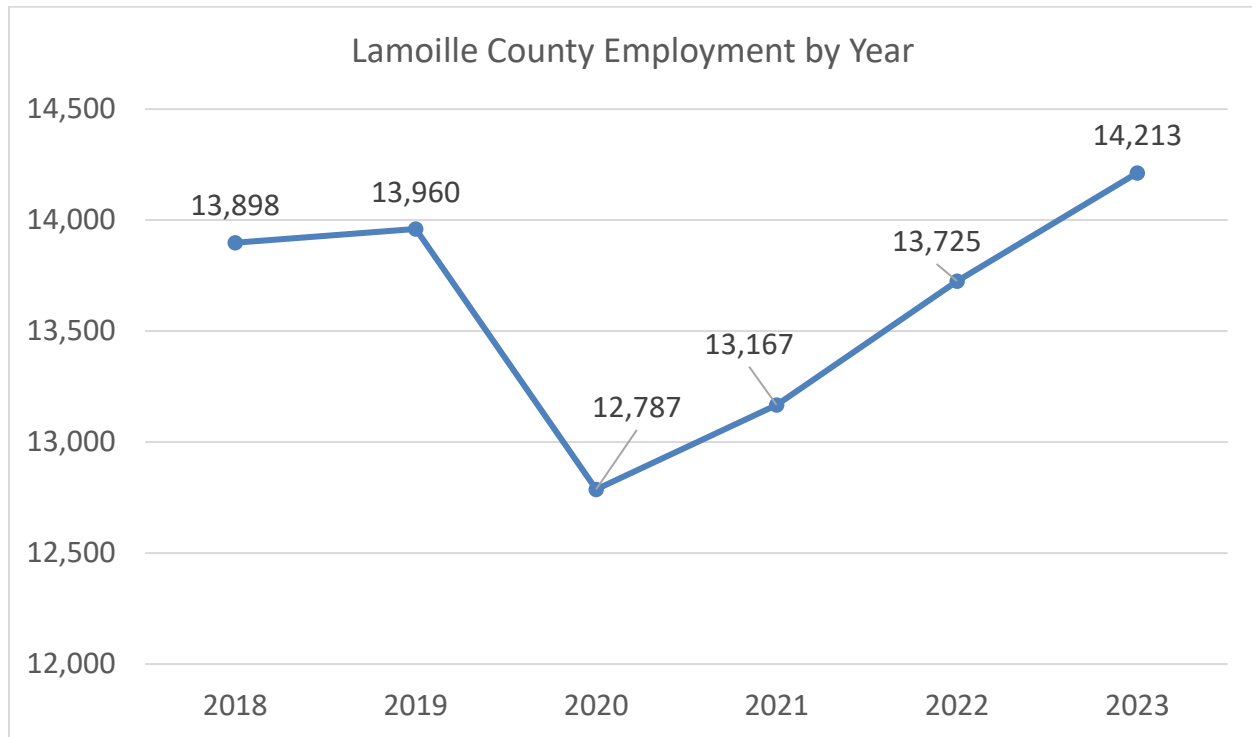
Economic Impact of the COVID-19 Pandemic

According to data from the Vermont Department of Labor, the graphs below show total employment and unemployment rates prior, during and after the Covid-19 Pandemic. In 2018 the county had an unemployment rate of 3.3% and a total employment of 13,960 people. Lamoille County felt the impact of the pandemic most in 2020, with a sharp decrease in employment and an unemployment rate of 7.7%. Since then, total employment has steadily increased, and the unemployment rate has dropped. The State saw similar impacts, starting with a total of 346,553 people employed and a 2.5% unemployment rate in 2018. Vermont had a sharp decrease in the total number of people employed in 2020, leveling out at 320,708 people employed, and the unemployment rate rose to 5.6%.

Despite the struggles experienced by Lamoille County workers during the global pandemic, the county had more total workers and a lower unemployment rate in years following the outbreak. As of December 2024, Vermont’s total employment count was 343,840, which is just below the pre-pandemic value of 346,553. As of December 2024, Vermont’s unemployment rate of 2% is comparable to the pre-pandemic values.



Source: Vermont Department of Labor



Source: Vermont Department of Labor

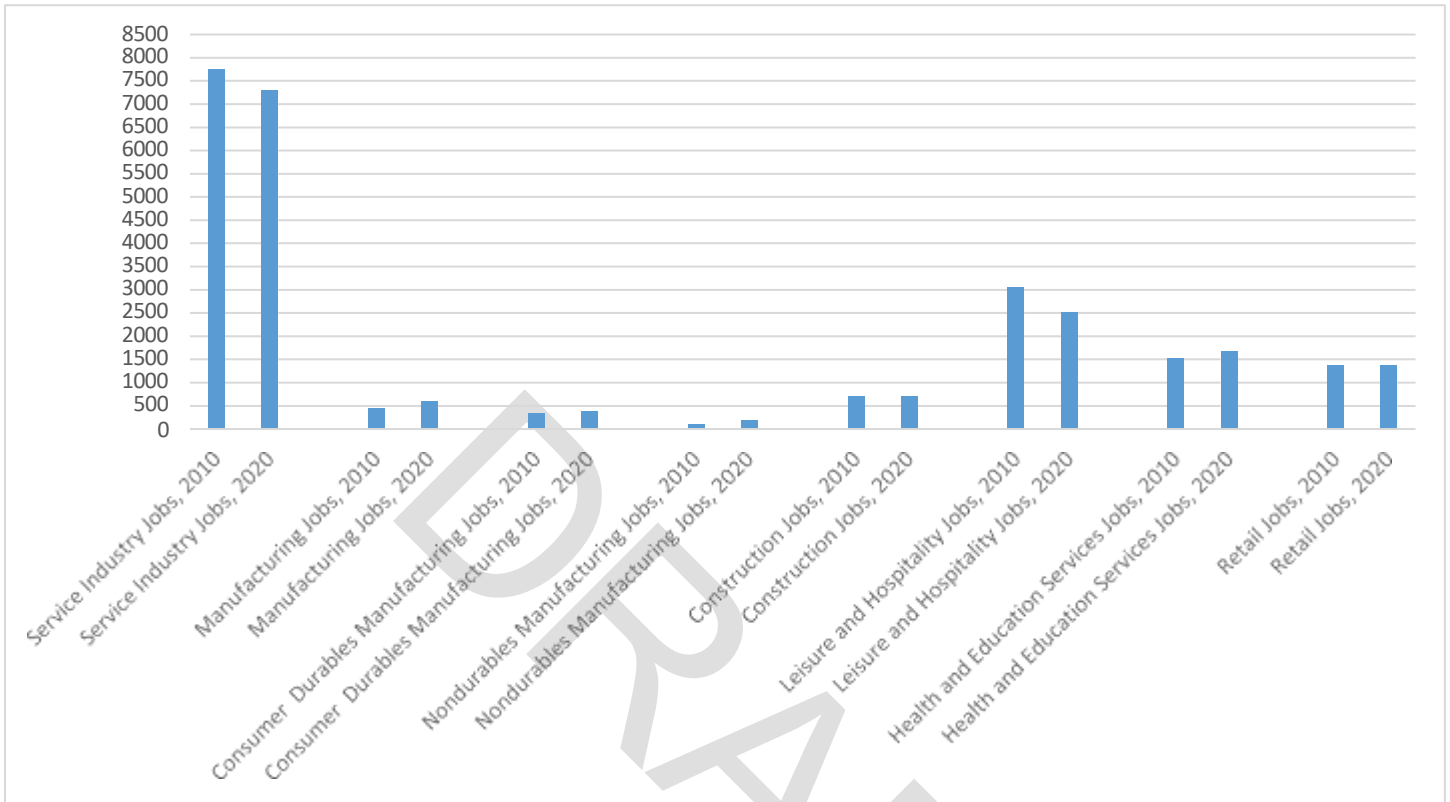
Trends in Jobs and Wages

The composition of the Lamoille County economy today is a reflection of the changes that have occurred in the region's economic base in past business cycles:

- The Services industries account for 6,555 jobs, or 63% of all Lamoille County jobs. The number of service establishments increased 12.9% from 2010 to 2020 while the number of employees decreased by 2.7%.
- As the number of manufacturing jobs increased by 32.5% from 2010 to 2020, wages increased 46.6%.
- In 2020, Consumer Durables Manufacturing (products sold directly to consumers or consumer dealers – “heavy” goods) included eight sectors, 19 establishments, and 390 jobs.
- The same pattern can be seen in the Nondurables Manufacturing sector. Now, non-durables manufacturing includes six sectors and 25 establishments for 197 jobs.
- The Construction sector has seen change in employment since 2010. The number of establishments increased by 2.3% from 2010 to 2020.
- Leisure and Hospitality is still the largest industry within the Services sector with over 2,505 jobs in 2020, the majority of these jobs in hotels. This sector contains the ski area employment.
- The Health Services industry has historically played a significant role in the region. In 2020, the Education and Health Services sector included 1,672 jobs, a slight increase from 2010.

- Retail accounts for almost 13% of all jobs in the County.

Trends in Jobs 2010-2020



Earth Resources

Although not as prominent as in other regions of the state, Lamoille County has a mining and quarrying tradition that continues today. Talc, soapstone, and asbestos were primary earth resources in the past.

Today, gravel is the primary earth resource being extracted in the region. Lamoille County is one of the most gravel rich counties in the state. The Lamoille River basin drainage area provides sand and gravel deposits. These resources have played an important role in the development that has occurred in the region over the past decade. They serve the economy by providing fill, building foundations, road material, septic systems, jobs, and tax revenue.

Gravel resources also play an important economic role for the towns and individuals that own and operate them. Municipally owned gravel pits lower the cost of purchasing and transporting gravel. Privately owned pits provide income, tax revenue, and jobs. However, development and growth that fuels the demand for the region's sand and gravel also impacts their availability. Those lands that are most likely to contain sand and gravel deposits are also

in high demand for development. Once development has occurred, the sand and gravel resources beneath them are no longer available. Many of the impacts relating to gravel extraction are site specific (i.e., noise, air quality, aesthetics) and are typically addressed at the local level or through the Act 250 process.

To control runoff and limit the aesthetic impacts of abandoned pits, Act 250 generally requires that sand and gravel pits be restored or re-vegetated once they are no longer in operation. In some cases, exhausted pits can be restored and used for other purposes, such as providing leveled land for housing or other development. Given the need for land for both housing and industrial use, LCPC should consider partnering with owners of existing pits and regional economic development entities to determine potential long term uses for pits once commercial grade gravel or sand has been extracted. A viable redevelopment plan can provide for needed regional development needs while offsetting the owners' costs for restoration.

POLICIES AND ACTION ITEMS

1. **Policy:** *LCPC strives to create an environment that encourages business expansion, creation, and relocation, employing Lamoille County residents in jobs that pay livable wages and benefits.*

Action Items:

- Conduct a needs assessment with strategic partners to identify and pursue specific industries and businesses for Lamoille County's municipalities and the Region.
- Assist communities with appropriate state village center/downtown designation and work with municipal or regional entities to obtain funding to install or improve municipal services.
- Consider a study where shared resources may increase partnership with other organizations supporting economic development in Lamoille County.

2. **Policy:** *LCPC encourages economic development which prioritizes diversification of the Region's economic base through the expansion of existing companies and/or the addition of new companies, including value-added industries.*

Action Item:

- Encourage development in Center Areas as identified on the Future Land Use Map

by working with local and regional entities to identify vacant and underutilized lands and buildings for commercial and/or industrial development.

- Encourage State offices to locate in Lamoille County Center Areas.
- Work closely with municipalities and business owners to diversify recreational opportunities through emerging trends and new investments or re-investments in existing recreation infrastructure.

3. Policy: *The economy of Lamoille County should continue to encourage and enhance recreation and related recreational activities, organizations, and industries to ensure the vitality of the Region's tourism industry and quality of life.*

Action Items:

- Ensure regional growth does not diminish the value and availability of outdoor recreational activities.
- Use recreation as a tool to preserve land and promote land stewardship while encouraging economic development opportunities that consider impacts to natural resources.
- Encourage new businesses and entrepreneurial activity in recreation sectors.
- Outdoor activities, such as mountain biking, that diversify the region's year-round tourism economy, are encouraged.
- Working with strategic public and private partners, assist in developing a regional marketing plan that unifies the Region's diverse recreation offerings.
- Encourage the publication of local and regional recreation guides to highlight the Region's recreational offerings and provide funding opportunities to user groups to create guides or maps.
- Encourage a coordinated trail system and network that connects similar uses to one another throughout the County, building on the strengths that each facility provides.
- Foster communication and cooperation between schools, municipalities, and sporting organizations to build a coalition of recreation enthusiasts in small communities.

4. Policy: *The LCPC supports implementation of the Comprehensive Economic Development Strategy adopted by the Northern Vermont Economic Development District of which LCPC is a member. The CEDS is a roadmap toward achieving economic prosperity and resiliency in Northern Vermont and includes the following:*

Action Items

- Goal 1: Build Economic Resilience in the Northern Vermont region

- Goal 2: Cultivate Business Growth
- Goal 3: Improve and Expand Infrastructure
- Goal 4: Develop the Workforce
- Goal 5: Promote Quality of Life in Communities
- Goal 6: Disaster Recovery.

Having an affordable and sufficient housing stock for the workforce is a critical component to achieving these economic development goals.

5. **Policy:** *The LCPC supports regional planning efforts to increase workforce housing development in Lamoille County.*

Action Items (Cross referenced from Housing chapter):

- Assist every municipality in planning for the full spectrum of the “Housing Continuum” to meet present and future population needs, including, but not limited to, entry level housing, manufactured housing parks, transitional housing, accessory apartments, senior housing and assisted living facilities, multi-family housing, single-family housing, and duplexes
- Support housing that allows elderly residents to age in their communities, including but not limited to accessory units and senior housing.
- Work closely with existing housing organizations on the planning, financing, development, and management of affordable housing projects in Lamoille County to ensure all residents have affordable shelter options year-round.
- Advocate for state policies and funding for initiatives that increase housing opportunities and affordability.
- Upon request, assist municipalities with non-regulatory language or ordinances that provide creative ways of addressing housing needs. Housing options that could be explored include: community loan funds, co- operative housing, co-housing, reverse mortgages, HomeShare Now, and other techniques aimed at increasing housing opportunities and affordability.
- Action Item: Coordinate with regional partners through the Northern Vermont Economic Development District and apply the Comprehensive Economic Development Strategy in regional planning work.

6. **Policy:** *LCPC Supports the manufacturing and marketing of value-added agriculture and forest products and new opportunities that allow working lands enterprises to remain viable.*

Action Items:

- Work with developers and municipal boards to include the “Right-to-Farm” concept in

municipal planning and planned residential developments / planned unit developments.

7. **Policy:** *To ensure a predictable and streamlined permitting process, LCPC will work with municipalities to provide clear standards to assess applications for commercial, industrial, and agricultural developments.*

Action Items:

- Upon request, LCPC will assist municipalities with zoning ordinance revisions to promote compatibility between land uses.
- Work with municipalities to develop planning documents that:
 - Support home-based businesses and remote work
 - Facilitate the housing development process by identifying appropriate lands for use
 - Encourage diverse and appropriate economic opportunities

8. **Policy:** *LCPC supports efforts to coordinate the development of business incubation in the region to support entrepreneurial activity and new business development, in cooperation with strategic partners.*

Action Items:

- Collaborate with Lamoille Economic Development Corporation (LEDC) and/or local community economic councils to advance economic development strategies.

9. **Policy:** *LCPC supports efforts that build regional capacity to access sufficient sources of capital to adequately fund the expansion and development of Lamoille County businesses.*

Action Items:

- Work with municipalities and regional partners to support the enhancement of the economic base of rural areas through local and regional planning that provide for a limited amount of suitable and compatible commercial and industrial activity.
- Work with municipalities and regional partners to encourage regional and multi-town economic development strategies.

10. **Policy:** *LCPC supports municipal efforts to purchase and operate gravel pits for use on local roads.*

Action Items:

- Provide technical and grant writing assistance to municipalities seeking to purchase sand/gravel pits for municipal use.
- Encourage State level regulations that do not unfairly burden municipal sand and gravel pits.

11. Policy: *This Plan recognizes the importance earth resource extraction plays in maintaining local infrastructure, providing local employment, and in supporting economic development.*

Action Items:

- Recognizing that earth resources are integral to supporting economic and efficient development, sand and gravel pits should be permitted, provided all State and local regulations are met.
- Operators of sand and gravel pits are encouraged to consider potential restoration and reuse of the site to further community and regional goals once the resource is exhausted.