

Future Land Use Mapping

OLD BENNINGTON PLANNING COMMISSION MEETING

MARCH 10, 2025

Act 181

Act 250 exemptions

Designation program

Regional planning

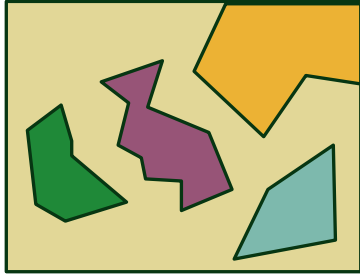
- Future land use mapping
- Housing targets
- Environmental justice focus communities
- Community engagement

Future Land Use Mapping

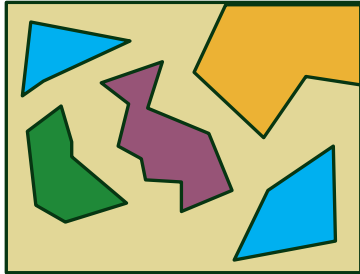
Act 181 requirement for Regional Planning Commissions (RPCs)

Creates uniformity across the state with 10 categories:

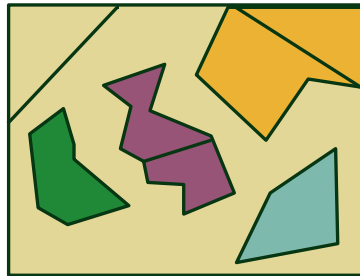
- **Centers** (Downtowns / Villages) - Traditional and historic mixed-use centers bringing together economic activity and civic assets
- **Planned Growth Areas** – mixed-use areas around Centers that can accommodate higher density development
- **Village Areas** – historically settled areas near Village Centers, relatively lower density than Planned Growth Areas
- **Transition/Infill Areas** – areas where there is potential for development but it is currently limited, areas that could see more strategic infill if the required infrastructure is added
- **Resource-based Recreation Areas** – large-scale recreation-related developments like ski resorts, centers of employment or commercial activity
- **Enterprise Areas** – locations of high economic activity and employment that are not adjacent to Planned Growth Areas
- **Rural – General** – areas with lower residential density, working landscapes, natural features
- **Rural – Agriculture and Forestry** – blocks of forest and farmland, home to natural resources, working lands, and scenic beauty
- **Rural – Conservation** – areas of significant natural resources that require special protection
- **Hamlets** – small historic clusters of homes that may include civic or commercial assets, but not planned for growth; no public utilities



Regional Plan Future Land Use Map



Local Municipal Plan Future Land Use Map



Local Zoning District Maps

Implications for Act 250: Tiers

Act 250 Areas: Tier 1A and Tier 1B, Tier 2, and Tier 3

Tier 1A: Exempts all subdivisions, developments, or permit changes from Act 250 permitting; municipalities will apply to the Land Use Review Board (LRB) for status after January 2026

Tier 1B: Exempts housing projects of 50 units or fewer on 10 acres of land or less, and mixed-use developments; RPCs follow process for requesting status from LRB at the request of the municipality

Tier 2: No exemptions

Tier 3: Critical resource areas, to be determined through separate rule-making process

**Act 250 exemption areas – based on mapped centers
and planned growth areas**

Implications for Designation Program: **Steps**

Center Designations: Steps 1, 2, and 3 with increasing levels of benefits and incentives

Step 1: All areas mapped and approved as **village or downtown centers** are automatically considered as Step 1

Step 2: similar to village center program, municipality must apply

Step 3: similar to downtown designation program, municipality must apply

Designation areas – based on mapped centers

Benefits: Steps

Step 1:

- Site-based assistance
- Tax credit eligibility
- Better Places Grants
- Other state grant funding priority

Step 2:

- Funding priority for planning projects
- Better Connections Program
- Authority to create special taxing district
- Priority consideration for affordable housing funding
- Authority to lower speed limits less than 25 mph

- Residential sewer permit fees capped
- Exemption from the land gains tax
- Guidance for establishing historic preservation regulations

Step 3:

- Vermont Downtown Program funding
- Eligibility for sales tax reallocation
- Main Street America Accreditation
- Off-site signage exemptions
- Housing appeal limitations
- State Office building priority
- Downtown Transportation Improvement Funding

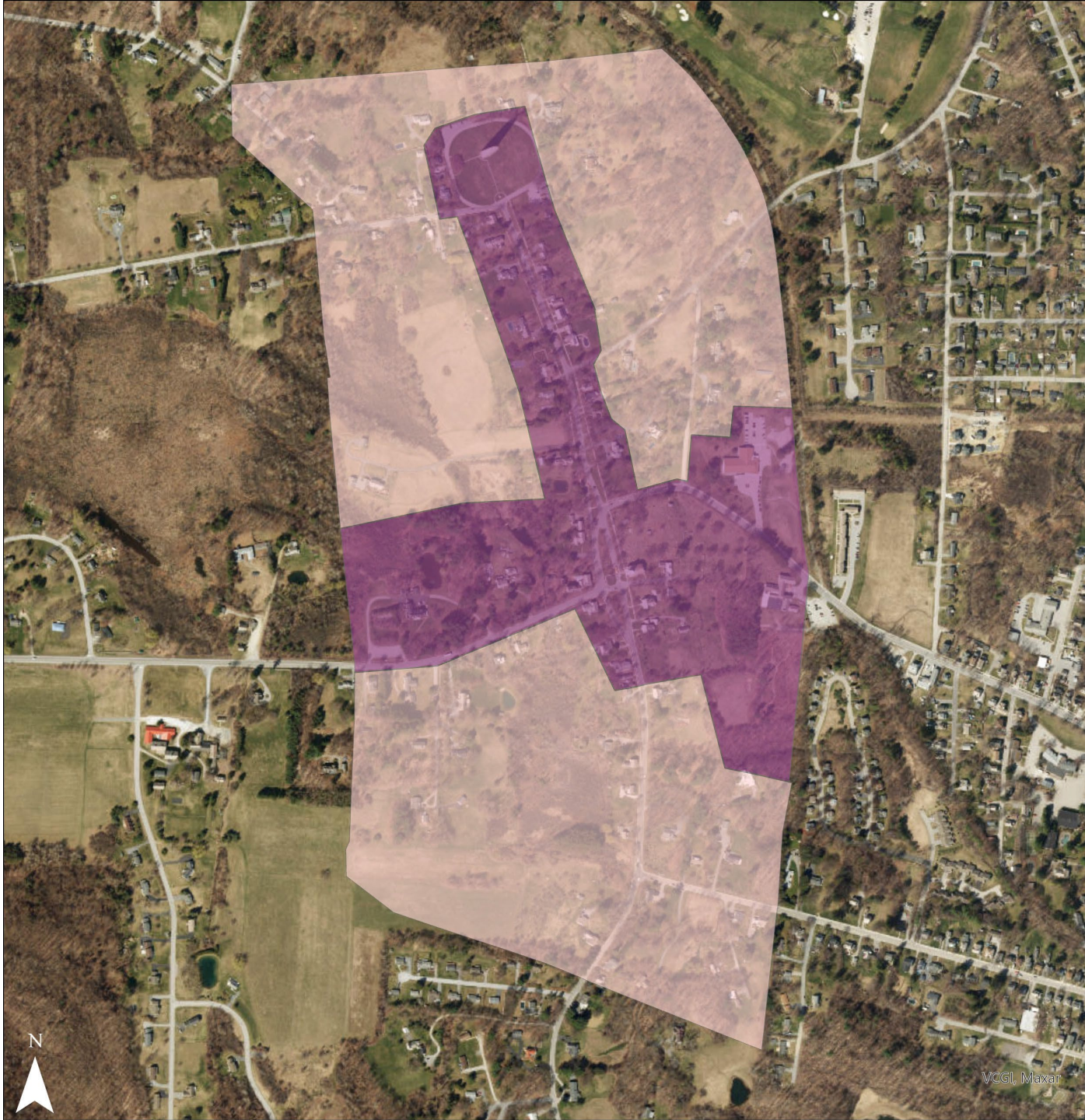
**DRAFT
Future Land Use Map
Village of Old
Bennington**

March 10, 2025

Future Land Use Areas

 Village Center

 Village Areas



0 0.05 0.1 0.2
Miles