

Town of Vershire Planning Commission Meeting Minutes DRAFT
Wednesday, July 9, 2025 at 7:00 pm at the Vershire Town Center.

Attendance: Gregory Wilson, co-chair, Eleanor Zue, co-chair, Seann Cram, Michelle Massa, Liana Horster, Helen Wilson, secretary. Guests: Earl Robinson, Mr. and Mrs. Gilbert Mudge, Kyle Hansen (TRORC Speaker)

Call to Order: G. Wilson called the meeting to order at 7:03 pm.

Approval of Minutes: Michelle moved that Minutes of the PC regular meeting on June 11 be approved. Seann seconded the motion. The motion passed.

Aaron Hoopes report on the past month's Development Administrator activity was given by the Secretary. A letter of Ordinance violation, improper storage of solid waste, was sent to William Carroll on June 17. On June 24, Mr. Carroll sent a letter requesting an appeal. The Development Board of Adjustment will meet after the PC meeting to set a date for the Appeal. Peg Wright applied for a permit to cover her deck with a roof, and Sydney Vesey amended his permit for his carport.

Welcome new Planning Commission Member, Liana Horster, who was approved by the Selectboard and sworn in by the Town Clerk.

Kyle Hansen from TRORC Presentation

Kyle is currently working on updating the Regional Future Land Use Map for our Regional Plan update, per Act 181. In this process he will be meeting with all 30 towns in the Two Rivers region, to present the working draft maps and talk about Act 181 and what that means for planning for future housing development. Kyle described these changes, and what they mean, and compared our existing Regional Future Land Use Map to the proposed working draft map. He left copies of the maps with the PC secretary. The maps are included in these minutes. Current map – page 2. Draft Future amp – page 3. He also emailed a document derived from the Act 181, that defines land use areas for Regional Plans. This is included in these minutes on pages 4-6.

One detail of note is that Vershire's new housing target is 30 new units by 2030, of which 18 would be in the village area (see map). There are no incentives to meet the target, and no consequences if we do not. The new units can include ADUs, Duplexes, etc.

Kyle is available for questions/comments about the maps. The TRORC will do its review in January 2026.

Next regular Meeting, Wednesday, August 13, 2025

Adjourn: Gregory moved to adjourn the meeting at 8:13 pm. Michelle seconded. The motion passed.



■ Village Boundaries

TRORC Future Land Use Plan

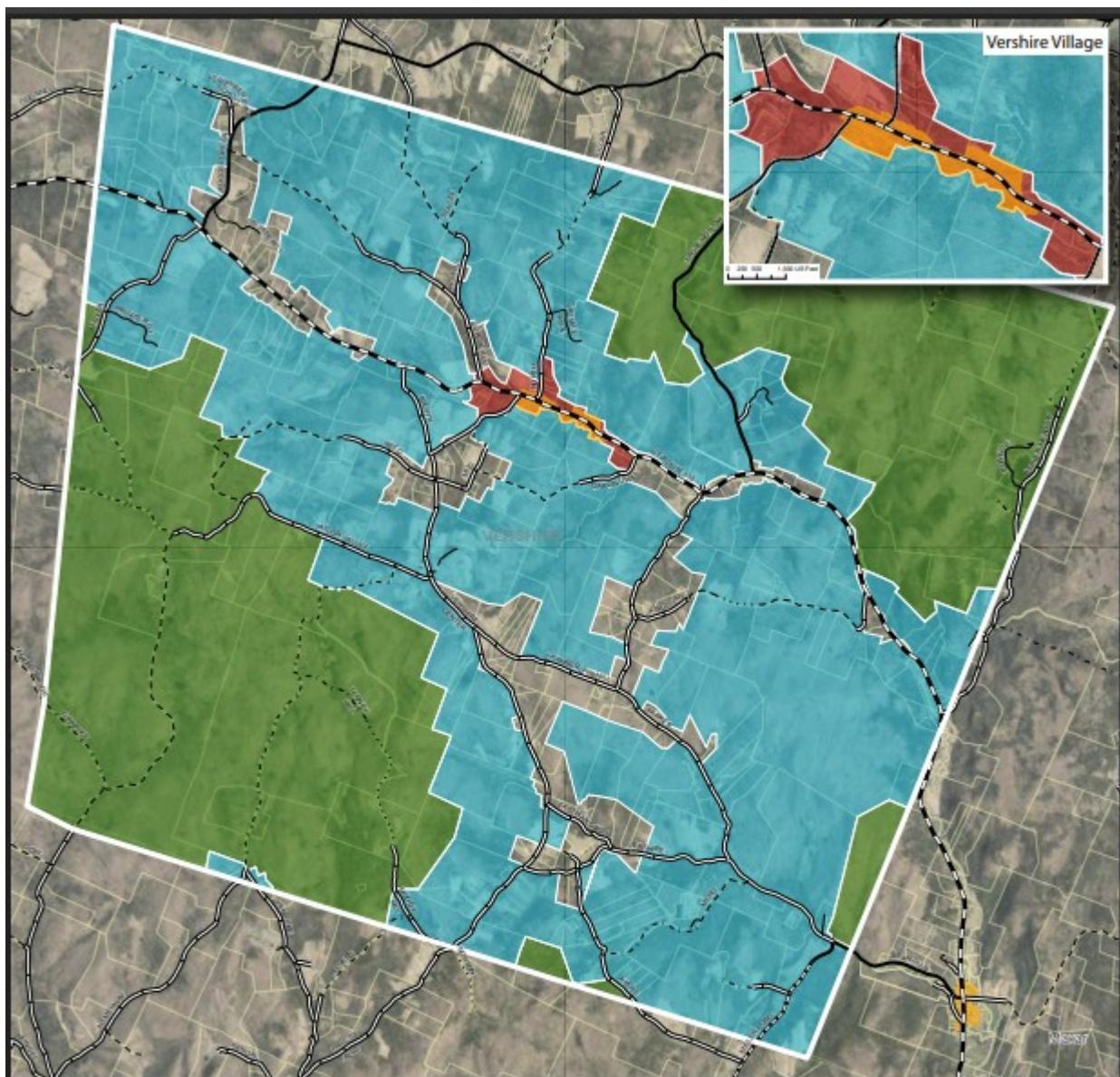
- RURAL
- FOREST BASED RESOURCE CONSERVATION
- REGIONAL CENTER
- INDUSTRIAL
- MIXED USE
- INTERCHANGE AREA
- TOWN CENTER
- VILLAGE SETTLEMENT
- HAMLET

0 0.5 1 2 Miles



Current Land Use Map

Draft Land Use Map, 2025



Draft Vershire Regional Future Land Use Map - 07/09/2025
2025 Regional Plan Update



0 0.5 1 2 Miles

Legend

- Village
- Rural General
- Rural Agriculture and Forestry
- Rural Conservation
- Village Center Designation



See below for descriptions of the Land Use designations.

Future Land Use Areas for Regional Plans Prescribed in Act 181 as set forth in
Title 24 section 4348a(a)(12)

(A) Downtown or village centers. These areas are the mixed-use centers bringing together community economic activity and civic assets. They include downtowns, villages, and new town centers previously designated under chapter 76A and downtowns and village centers seeking benefits under the Community Investment Program under section 5804 of this title. The downtown or village centers are the traditional and historic central business and civic centers within planned growth areas, village areas, or may stand alone. Village centers are not required to have public water, wastewater, zoning, or subdivision bylaws.

(B) Planned growth areas. These areas include the high-density existing settlement and future growth areas with high concentrations of population, housing, and employment in each region and town, as appropriate. They include a mix of historic and nonhistoric commercial, residential, and civic or cultural sites with active streetscapes, supported by land development regulations; public water or wastewater, or both; and multimodal transportation systems. These areas include new town centers, downtowns, village centers, growth centers, and neighborhood development areas previously designated under chapter 76A of this title. These areas should generally meet the smart growth principles definition in chapter 139 of this title and the following criteria:

- (i) The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with section 4350 of this title and has adopted bylaws and regulations in accordance with sections 4414, 4418, and 4442 of this title.
- (ii) This area is served by public water or wastewater infrastructure.
- (iii) The area is generally within walking distance from the municipality's or an adjacent municipality's downtown, village center, new town center, or growth center.
- (iv) The area excludes identified flood hazard and river corridor areas, except those areas containing preexisting development in areas suitable for infill development as defined in section 29-201 of the Vermont Flood Hazard Area and River Corridor Rule.
- (v) The municipal plan indicates that this area is intended for higher-density residential and mixed-use development.
- (vi) The area provides for housing that meets the needs of a diversity of social and income groups in the community.
- (vii) The area is served by planned or existing transportation infrastructure that conforms with "complete streets" principles as described under 19 V.S.A. chapter 24 and establishes pedestrian access directly to the downtown, village center, or new town center. Planned transportation infrastructure includes those investments included in the municipality's capital improvement program pursuant to section 4430 of this title.

(C) Village areas. These areas include the traditional settlement area or a proposed new settlement area, typically composed of a cohesive mix of residential, civic, religious, commercial, and mixed-use buildings, arranged along a main street and intersecting streets that are within walking distance for residents who live within and surrounding the core. These areas include existing village center designations and similar areas statewide, but this area is larger than the village center designation. Village areas shall meet the following criteria:

- (i) The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with section 4350 of this title.
- (ii) The municipality has adopted bylaws and regulations in accordance with sections 4414, 4418, and 4442 of this title.
- (iii) Unless the municipality has adopted flood hazard and river corridor bylaws, applicable to the entire municipality, that are consistent with the standards established pursuant to 10 V.S.A. § 755b (flood hazard) and 10 V.S.A. § 1428(b) (river corridor), the area excludes identified flood hazard and river corridors, except those areas containing preexisting development in areas suitable for infill development as defined in 29-201 of the Vermont Flood Hazard Area and River Corridor Rule.
- (iv) The municipality has either municipal water or wastewater. If no public wastewater is available, the area must have soils that are adequate for wastewater disposal.
- (v) The area has some opportunity for infill development or new development areas where the village can grow and be flood resilient.

(D) Transition or infill area. These areas include areas of existing or planned commercial, office, mixed-use development, or residential uses either adjacent to a planned growth or village area or a new stand-alone transition or infill area and served by, or planned for, public water or wastewater, or both. The intent of this land use category is to transform these areas into higher-density, mixed-use settlements, or residential neighborhoods through infill and redevelopment or new development. New commercial linear strip development is not allowed as to prevent it negatively impacting the economic vitality of commercial areas in the adjacent or nearby planned growth or village area. This area could also include adjacent greenfields safer from flooding and planned for future growth.

(E) Resource-based recreation areas. These areas include large-scale resource-based recreational facilities, often concentrated around ski resorts, lakeshores, or concentrated trail networks, that may provide infrastructure, jobs, or housing to support recreational activities.

(F) Enterprise areas. These areas include locations of high economic activity and employment that are not adjacent to planned growth areas. These include industrial parks, areas of natural resource extraction, or other commercial uses that involve larger land areas. Enterprise areas typically have ready access to water supply, sewage disposal, electricity, and freight transportation networks.

(G) **Hamlets.** Small historic clusters of homes and may include a school, place of worship, store, or other public buildings not planned for significant growth; no public water supply or wastewater systems; and mostly focused along one or two roads. These may be depicted as points on the future land use map.

(H) **Rural; general.** These areas include areas that promote the preservation of Vermont's traditional working landscape and natural area features. They allow for low-density residential and some limited commercial development that is compatible with productive lands and natural areas. This may also include an area that a municipality is planning to make more rural than it is currently.

(I) **Rural; agricultural and forestry.** These areas include blocks of forest or farmland that sustain resource industries, provide critical wildlife habitat and movement, outdoor recreation, flood storage, aquifer recharge, and scenic beauty, and contribute to economic well-being and quality of life. Development in these areas should be carefully managed to promote the working landscape and rural economy, and address regional goals, while protecting the agricultural and forest resource value.

(J) **Rural; conservation.** These are areas of significant natural resources, identified by regional planning commissions or municipalities based upon existing Agency of Natural Resources mapping that require special consideration for aquifer protection; for wetland protection; for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation purposes. The mapping of these areas and accompanying policies are intended to help meet requirements of 10 V.S.A. chapter 89. Any portion of this area that is approved by the LURB as having Tier 3 area status shall be identified on the future land use map as an overlay upon approval.