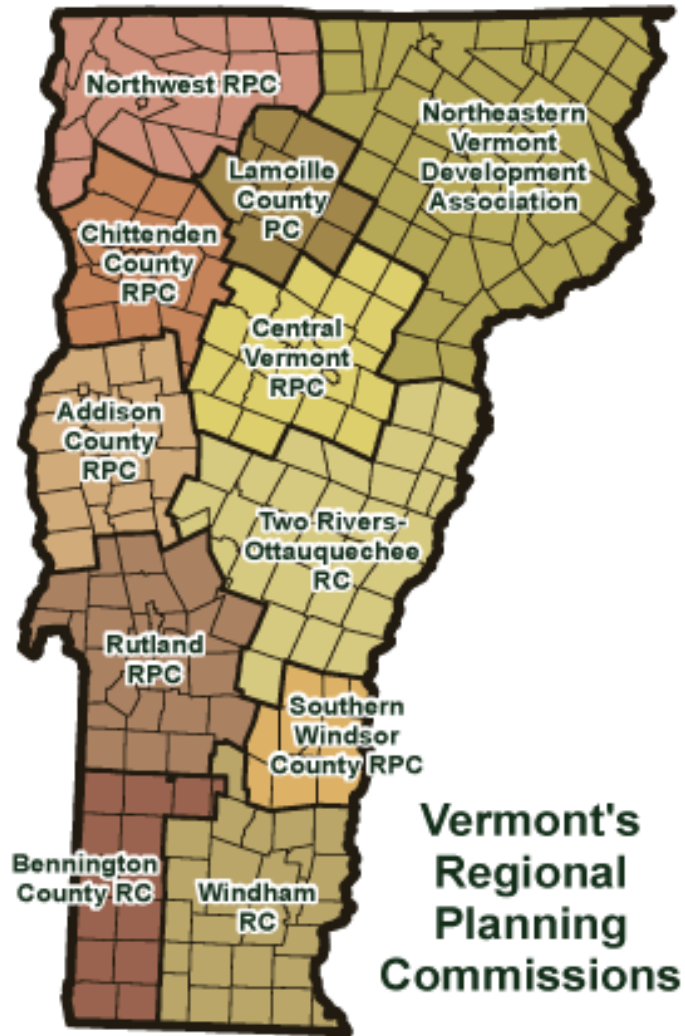




Town Meetings for Windham Regional Plan Update

GUILFORD PLANNING COMMISSION MEETING

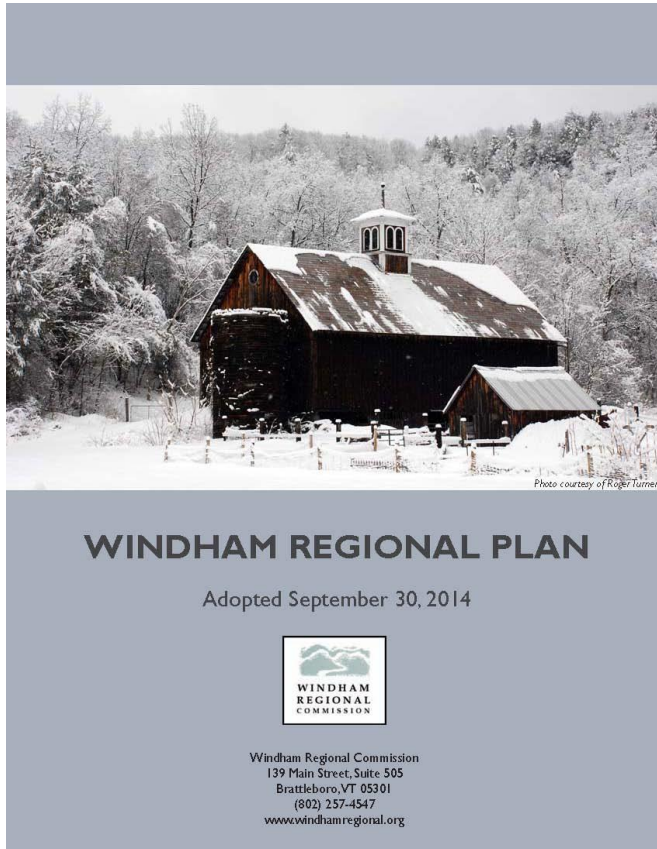
MARCH 25, 2026



Windham Regional Commission

- Serve 27 towns in Windham, Bennington, and Windsor Counties
- Assist towns to provide effective local governance and work collaboratively with them to address regional issues
- Technical resource for all areas of planning, grant management, and assistance in meeting state and federal requirements

What is the Windham Regional Plan?



- Provides policy guidance on growth and development in the region
- Establishes basis for WRC actions and work program priorities
- Serves as a policy basis for WRC participation in reviewing Act 250 and Section 248 projects that are regionally significant
- **Advisory only: WRC has no permitting or regulatory authority**



What is Act 181?

- Makes major changes to Vermont's land use planning and regulatory requirements:
 - Regional Future Land Use Maps
 - State Designation Program
 - Act 250 Jurisdiction



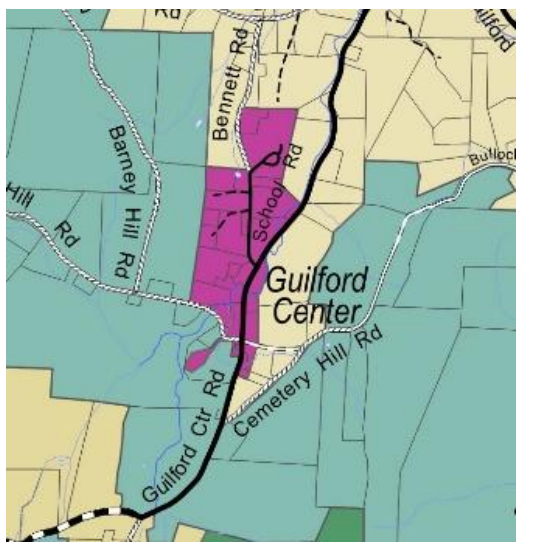
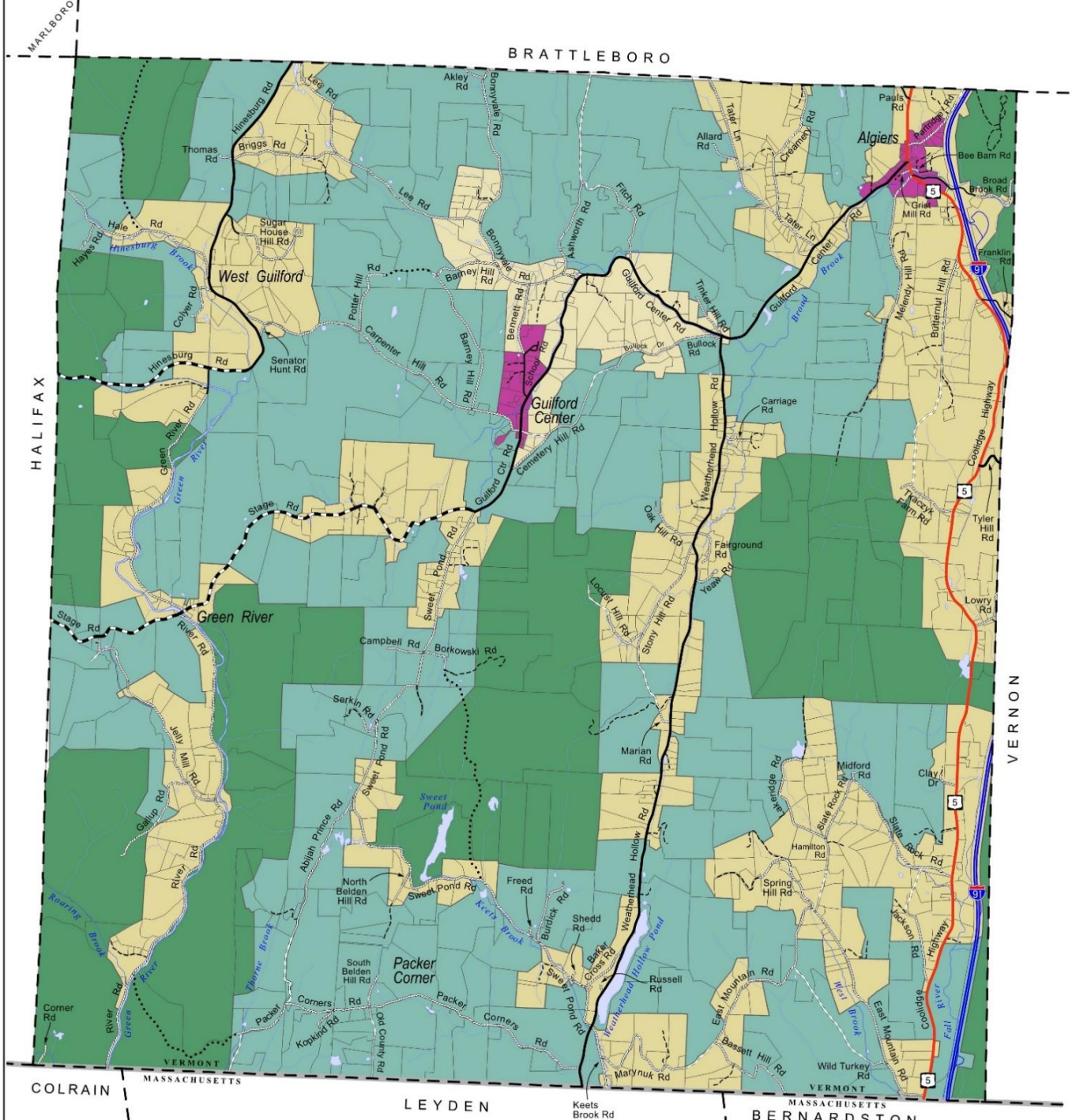
Act 181 & Regional Plan FAQs

- Regional Future Land Use Map does not relate to Tier 3 or the Road Rule. The Land Use Review Board is responsible for mapping Tier 3 areas and the rulemaking process.
- Areas mapped as “Rural – Conservation” are not the same as Tier 3 areas and it does not mean these areas must be conserved.
- Regional future land use map is not regulatory and does not impact municipal land use regulations.



Consistent Regional Future Land Use Areas

- Downtown and Village Centers
- Planned Growth Areas
- Village Areas
- Transition and Infill Area
- Resource-Based Recreation Areas
- Enterprise
- Hamlet
- Rural – General
- Rural - Agricultural and Forestry
- Rural - Conservation



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



Downtown Centers and Village Centers

Mixed-use historic town centers that include commercial, residential and civic uses.



Planned Growth Areas & Village Areas

Existing settlement and future growth areas adjacent to downtown and village centers with higher concentrations of population, housing, and employment.
Require town to have zoning and subdivision bylaws.



Enterprise Areas

Locations of high economic activity and employment, such as industrial parks.



Resource-Based Recreation Areas

Large-scale recreational facilities often concentrated around ski resorts with infrastructure, jobs, and housing to support recreational activities.



Transition and Infill Areas

Areas of existing or planned commercial, office, mixed-use development outside of downtown or village centers. Must have water or wastewater infrastructure of plans to extend services to these areas.



Rural – General

Low density residential areas that can also include commercial development that is compatible with existing character, productive lands, and natural areas.



Rural - Agricultural and Forestry

Blocks of forest or farmland that sustain resource industries. Also can include low and very low density residential uses.

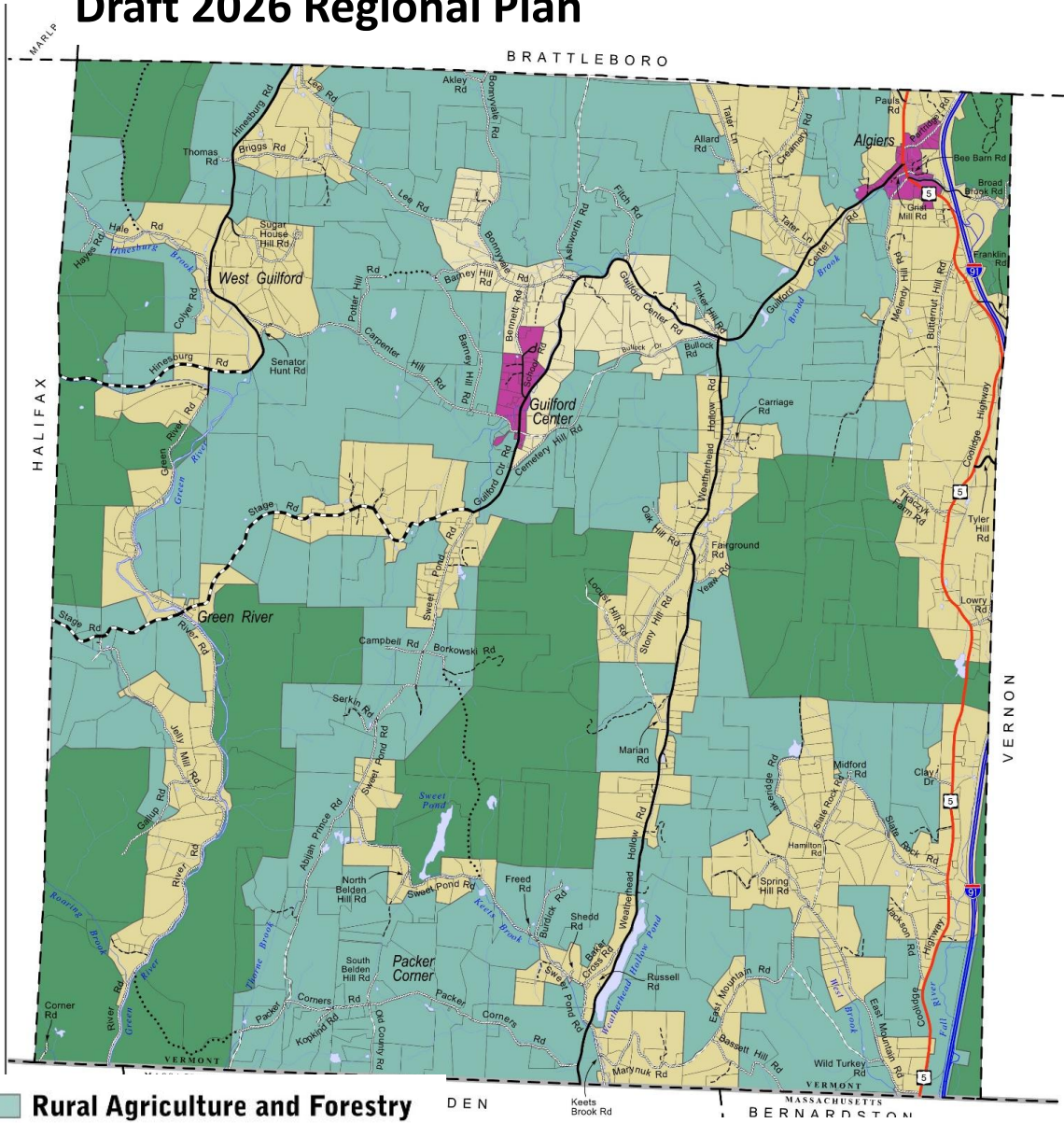


Rural – Conservation

Lands with ecological value and require special protection due to their uniqueness, fragility, or ecological importance. Any development in these areas should have a minimal impact on natural resources.

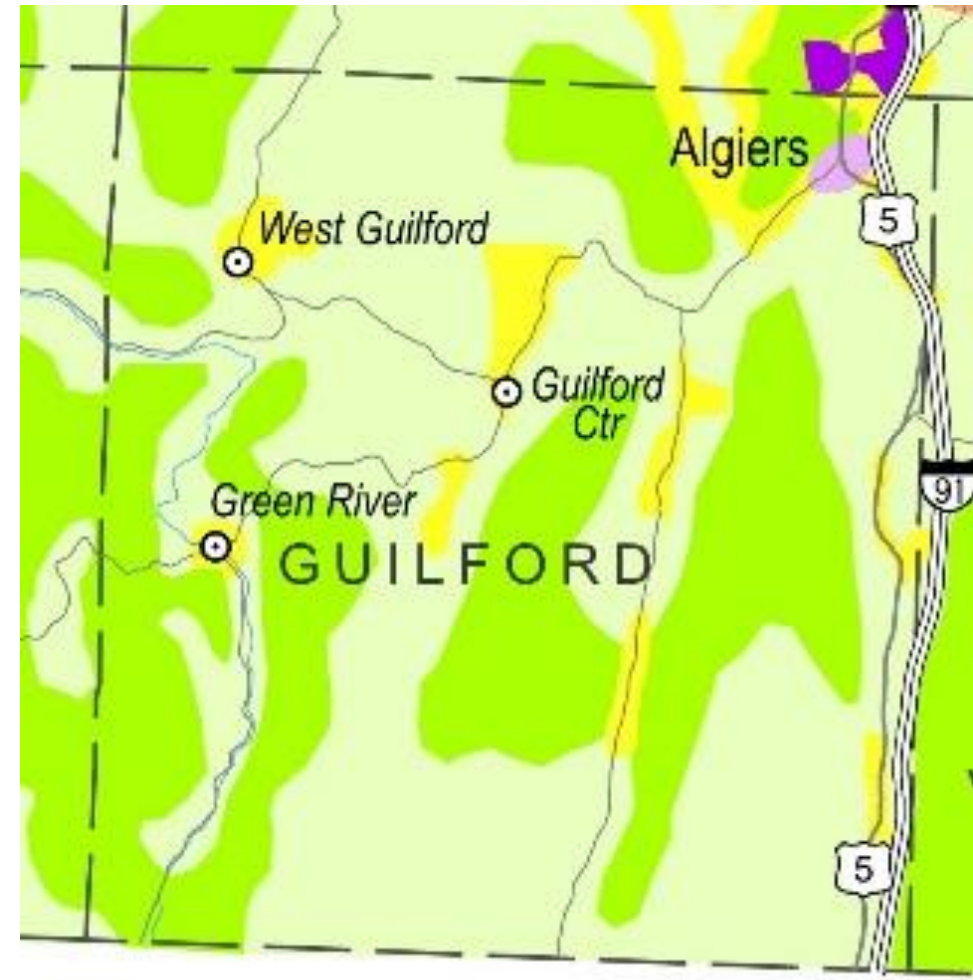
****Not the same as Tier 3***

Draft 2026 Regional Plan



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

Adopted 2025 Regional Plan



- Resource
- Productive Rural
- Rural Residential
- Name Hamlet
- Name Village

Regional and Municipal Housing Targets

*Only a goal to
provide
needed
housing!*

Regional Plan Requirements:

Estimate the total needed housing in terms of price, quality, unit size or type, and **disaggregate regional housing targets by municipality**.

Municipal Plan Requirements:

Housing chapters will need to include a recommended program of **action steps to address housing targets** as identified by the regional planning commission.

Only a goal to provide needed housing!

Windham Region Housing Targets			
2030		2050	
Lower	Upper	Lower	Upper
2,571	3,730	7,993	15,635

Guilford Housing Targets (Draft)			
2030		2050	
Lower	Upper	Lower	Upper
94	137	294	574

***To reach 2050 goal, approximately 11 to 23 new housing units/year**

Local Housing Targets

Municipal target is based on:

1. Existing population
2. Existing number of housing units (year-round dwellings only)
3. Availability of public water and wastewater infrastructure

Act 250 - Tiers and Responsibilities

RPCs

Tier 1 (growth areas)

- ✓ RPCs mapping includes Tier 1A & 1B eligible areas
- ✓ RPC maps do not impact any local regulations
- ✓ RPC maps do not change the characteristics of parcels
- ✓ 1B provides 50-unit exemption; 1A provides full exemption

LURB

Tier 2 (everywhere else)

- ✓ Tier 2 is generally “status quo”
- ✓ Road rule – rulemaking by LURB

LURB

Tier 3 (critical natural resources)

- ✓ The Land Use Review Board (LURB) is responsible for Tier 3 mapping and rulemaking

State Designation Program

CENTERS:

Downtown Centers and Village Centers

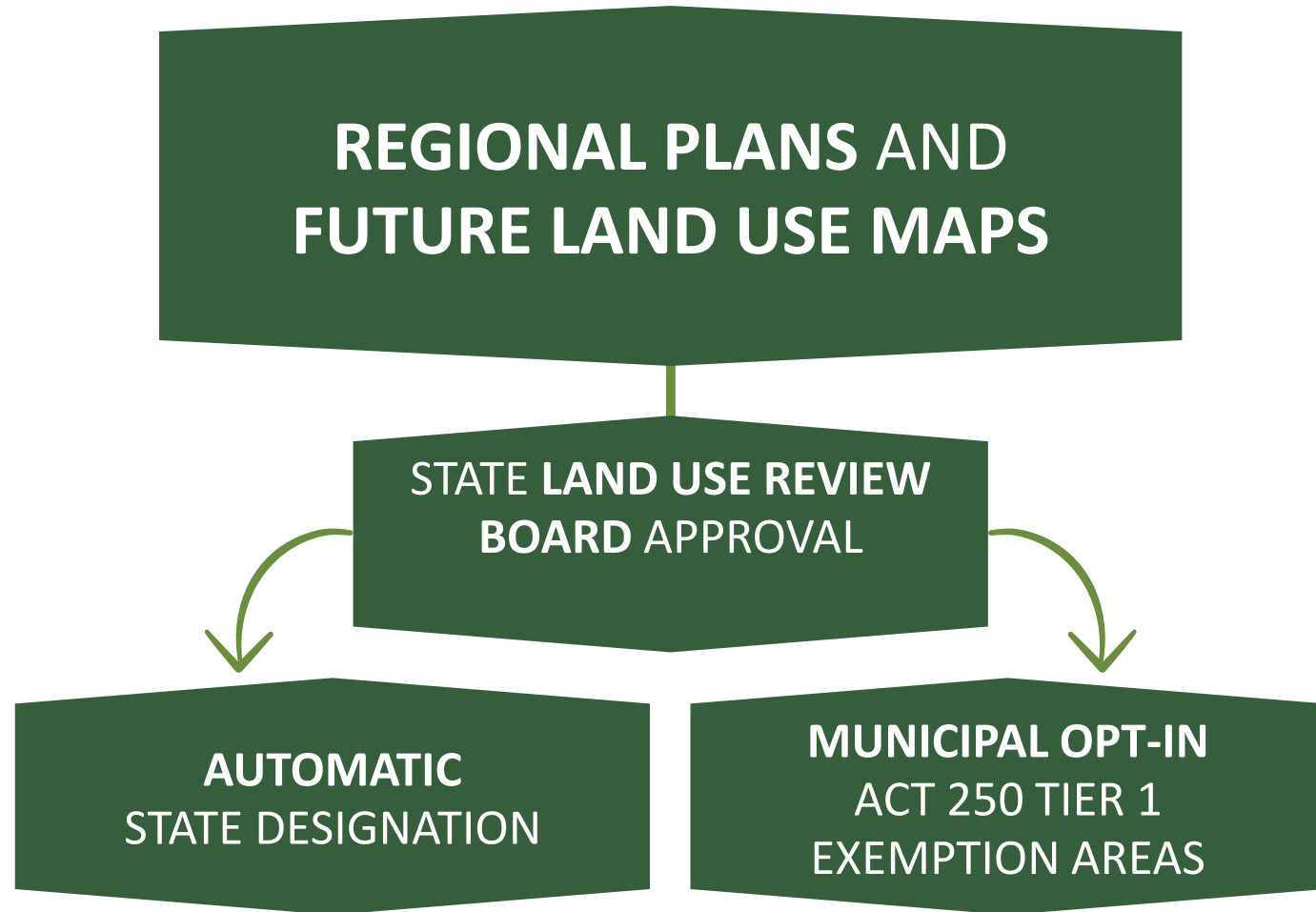
NEIGHBORHOODS:

Planned Growth Areas and Village Areas





Regional Plan Approvals



Windham Regional Plan Update Timeline



Contact Information

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Regional Plan Update Website: <https://windhamregional.org/act-181/>