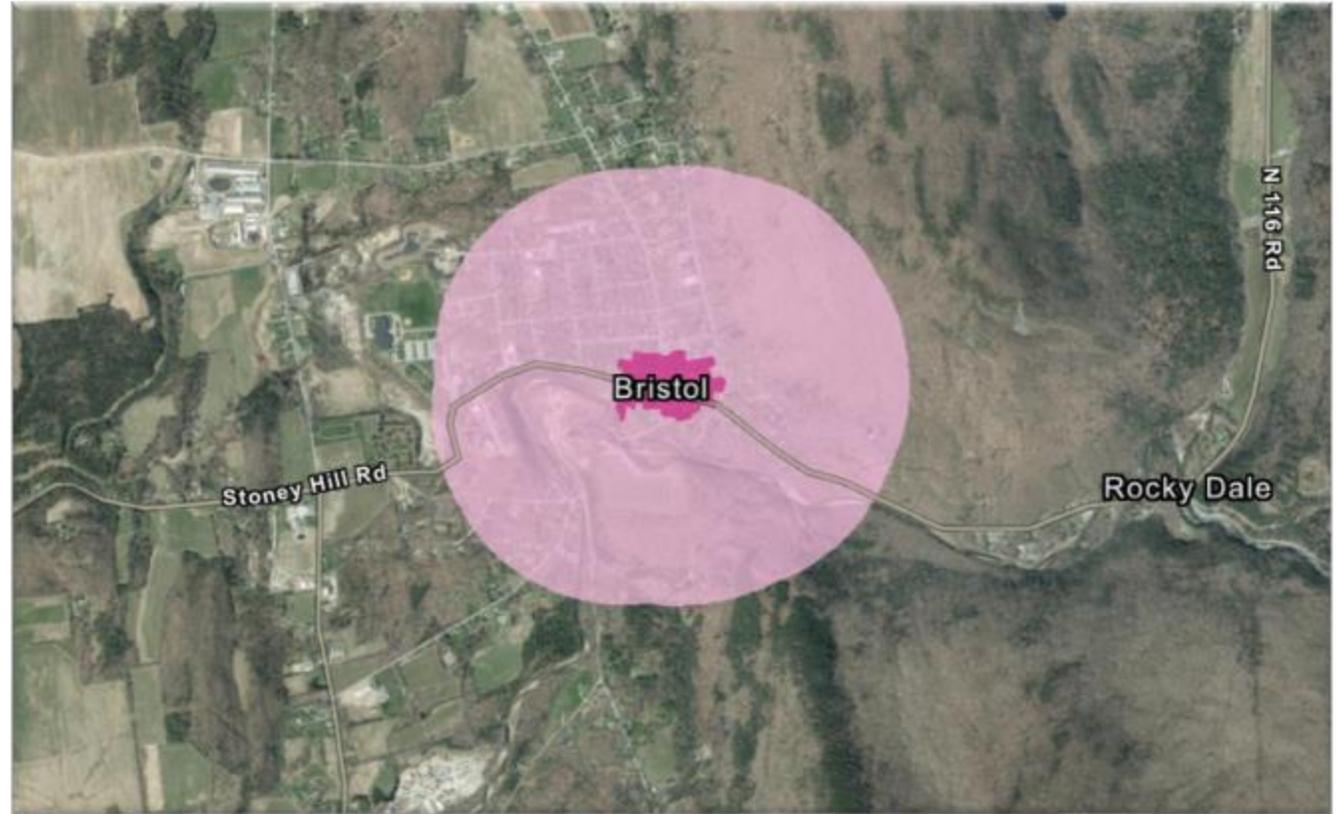


# Act 181

Future Land Use Maps, Housing, Long Term  
Planning

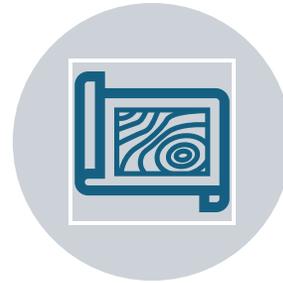


# HOME Act (Act 47) Setting the Stage

# What is Act 181?



Act 250 Reform



Regional Planning &  
Mapping

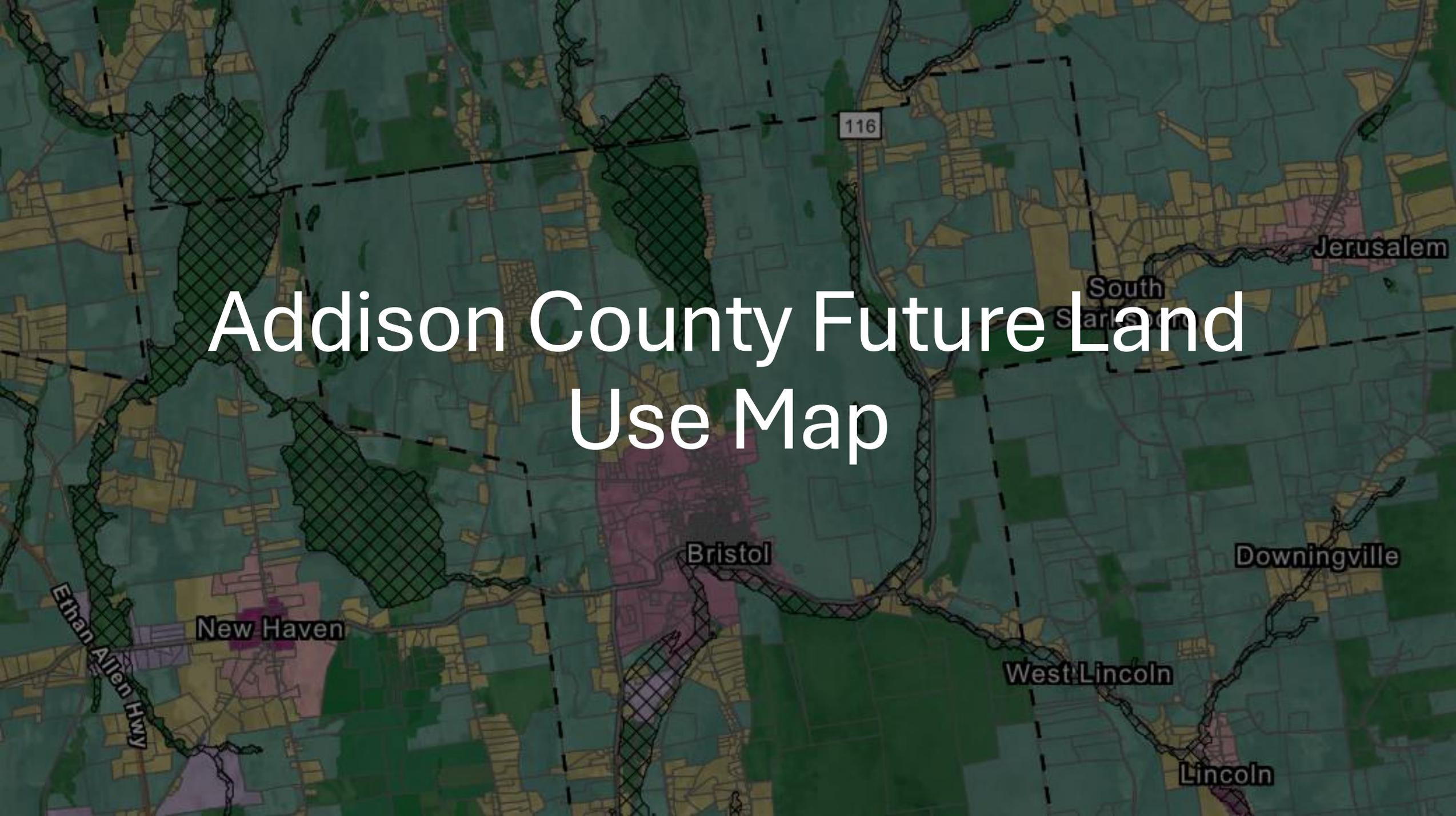


Planning Frameworks &  
Land Use Review Board



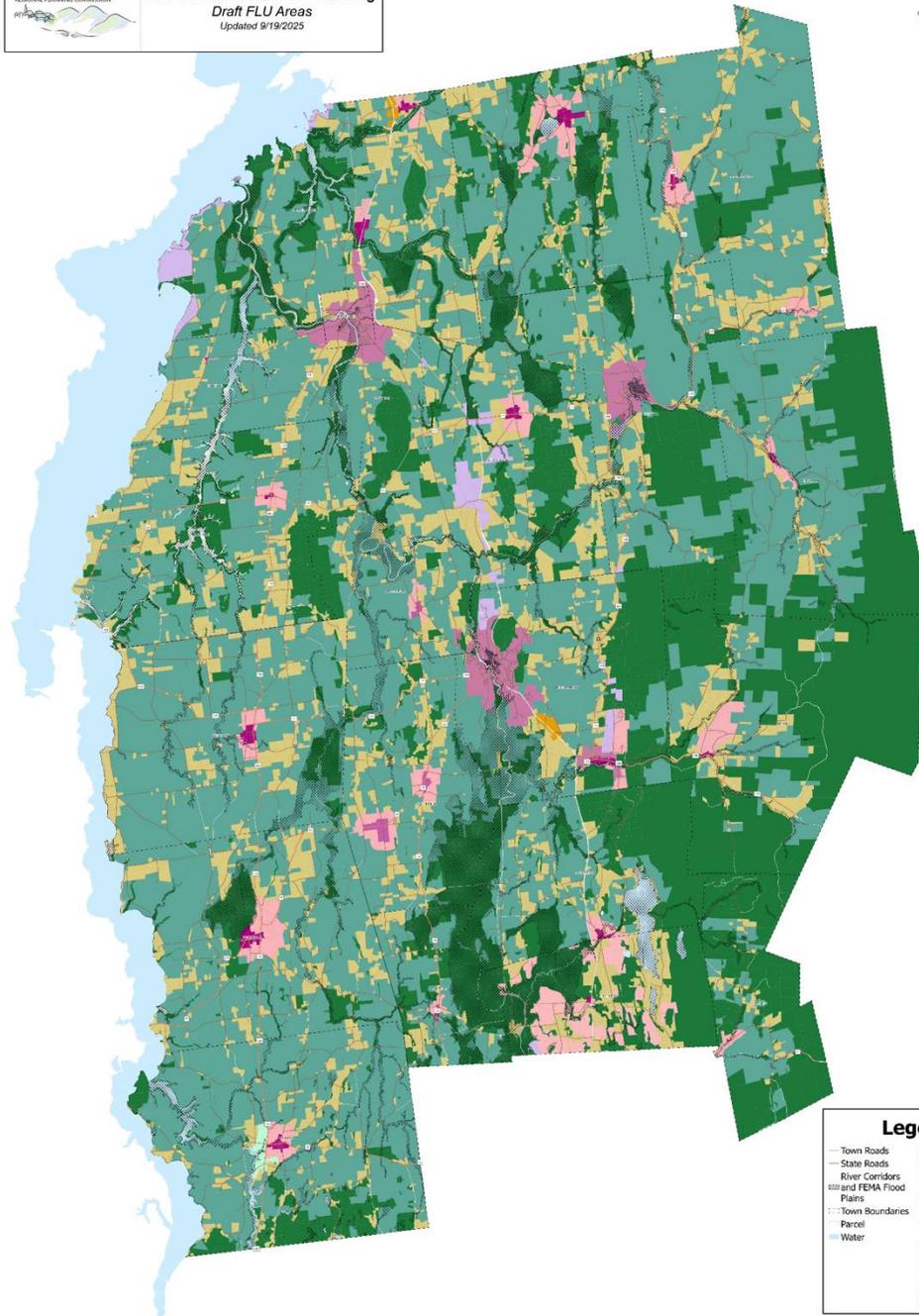
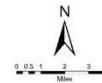
Zoning Regulations

# Addison County Future Land Use Map





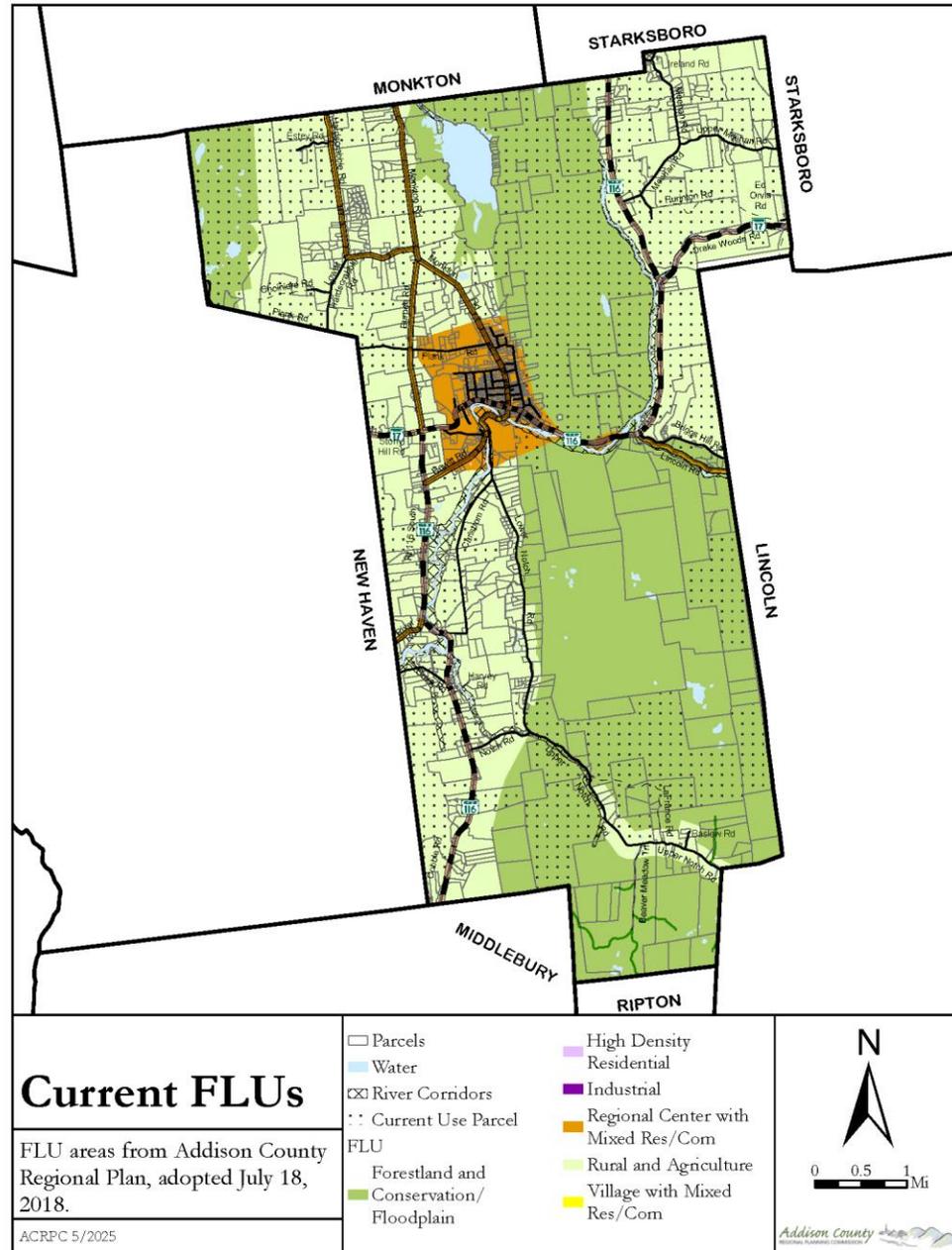
**Act 181 Future Land Use Planning**  
Draft FLU Areas  
Updated 9/19/2025



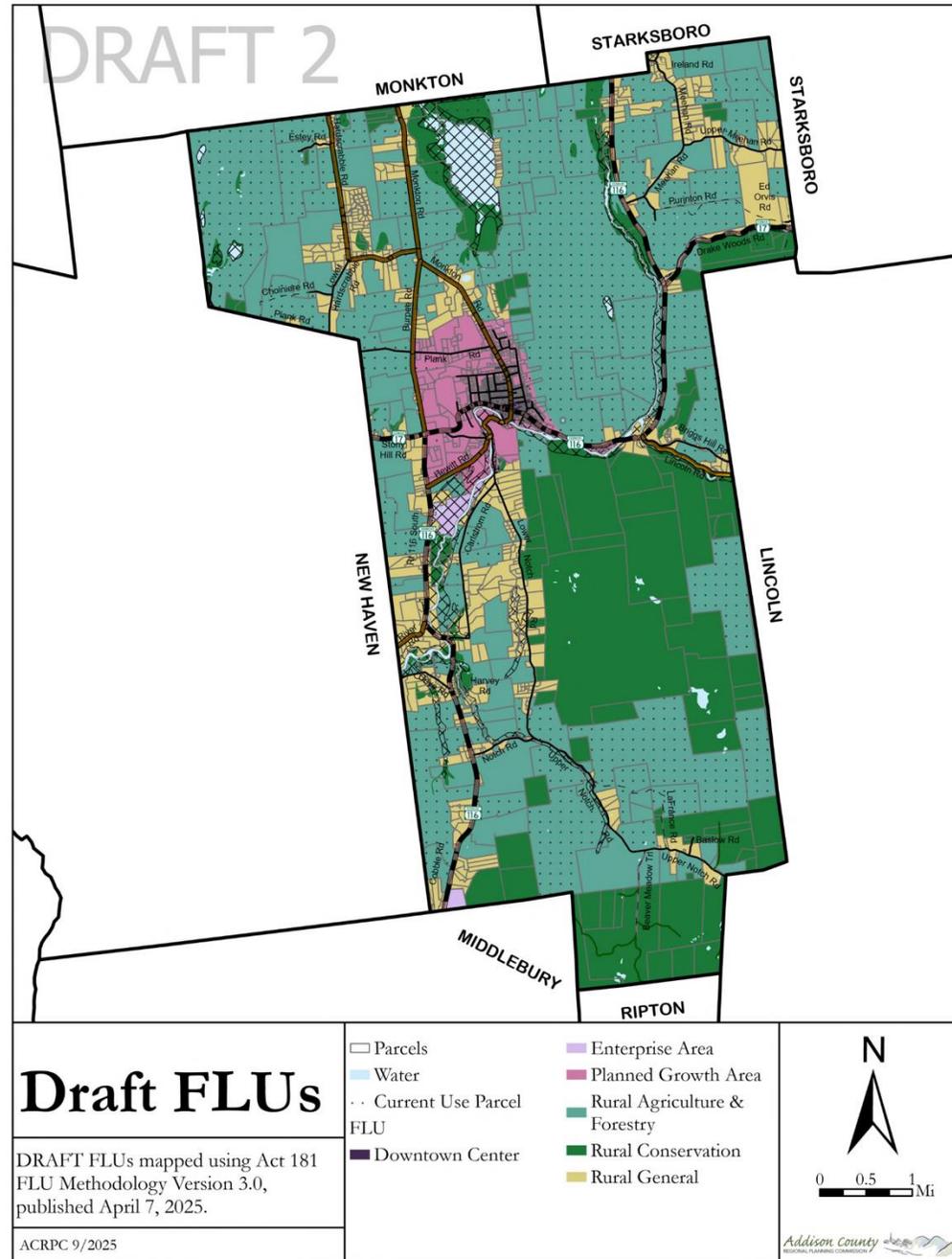
**Legend**

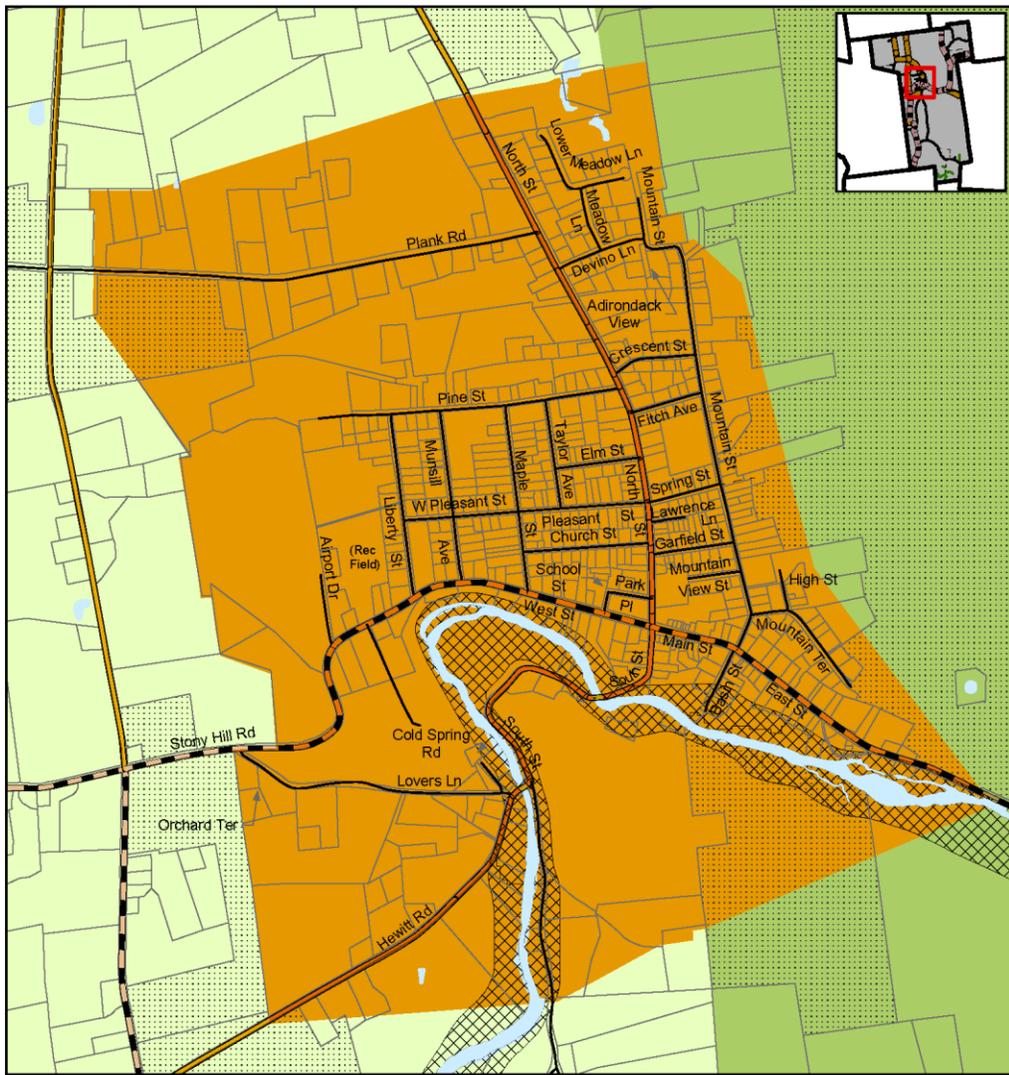
— Town Roads	■ Downtown Center
— State Roads	■ Enterprise Area
— River Corridors	■ Planned Growth Area
▨ and FEMA Flood Plains	■ Rural Agriculture & Forestry
— Town Boundaries	■ Rural Conservation
▨ Parcel	■ Rural General
■ Water	■ Transition Area
	■ Village Area
	■ Village Center

# Bristol Current Future Land Use Map



# Bristol's DRAFT Future Land Use Maps





### Current FLUs

FLU areas from Addison County Regional Plan, adopted July 18, 2018.

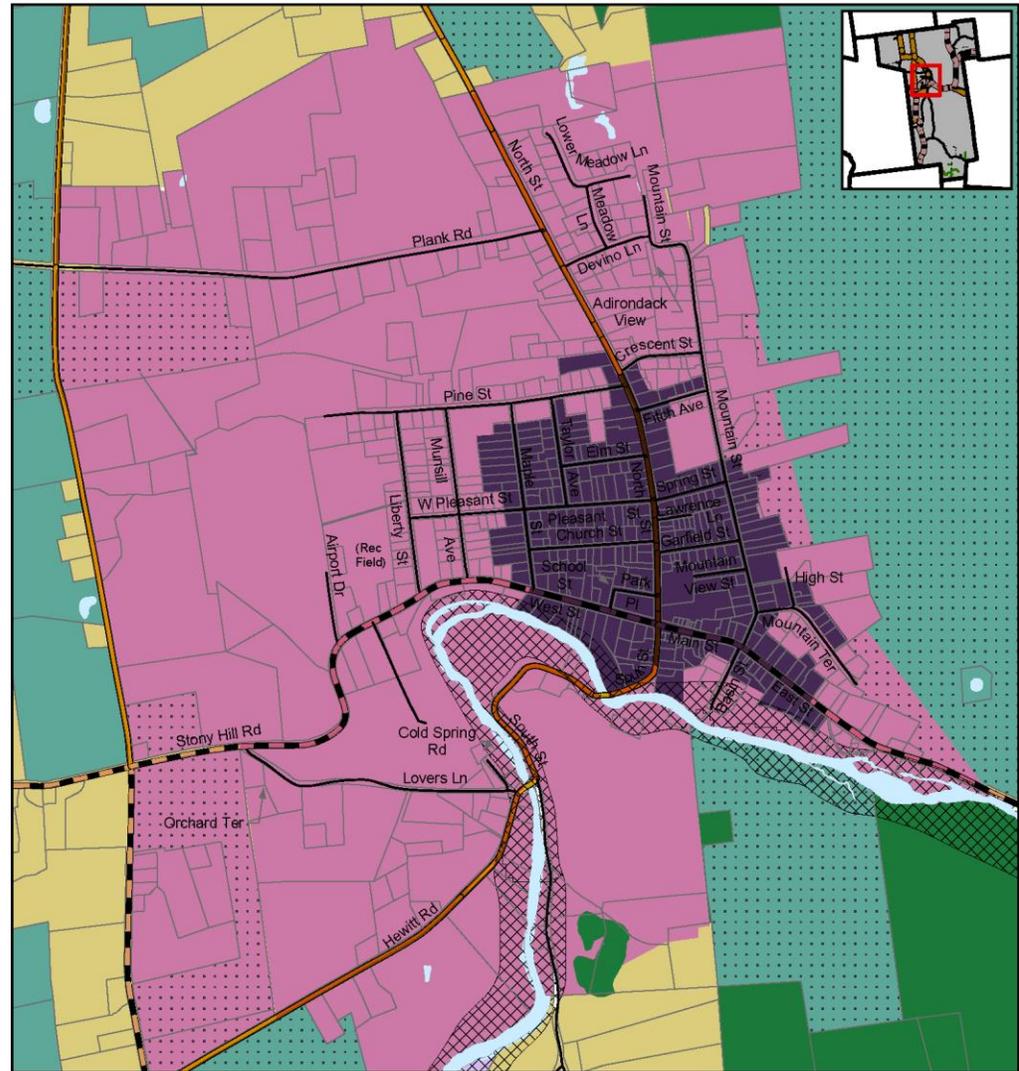
ACRPC 4/2025

□ Parcels	■ High Density Residential
■ Water	■ Industrial
▨ River Corridors	■ Regional Center with Mixed Res/Com
⋯ Current Use Parcel	■ Rural and Agriculture
FLU	■ Village with Mixed Res/Com
■ Forestland and Conservation/Floodplain	

N

0 0.1 0.2 Mi

Addison County  
NORTH VERMONT COMMISSION



### Draft FLUs

DRAFT FLUs mapped using Act 181 FLU Methodology Version 3.0, published April 7, 2025.

ACRPC 5/2025

□ Parcels	■ Planned Growth Area
■ Water	■ Enterprise Area
▨ River Corridors	■ Rural Agriculture & Forestry
⋯ Current Use Parcel	■ Rural Conservation
FLU	■ Rural General
■ Downtown Center	

N

0 0.1 0.2 Mi

Addison County  
NORTH VERMONT COMMISSION

# ACT 250 Jurisdictions

Project Based to Location Based: Housing Exemptions: Downtown Centers



**Tier 1**

**Tier 1A**  
*Full Act 250 Exemption*

- Municipal application
- LRB review
- Guidelines by January 1, 2026
- Specific requirements

**Tier 1B**  
*50 units or fewer of housing Exempt*

- Methodology by December 31, 2024
- Municipal requested
- RPC mapped
- LRB review
- Specific requirements

**Tier 2**  
*Act 250 Status Quo*

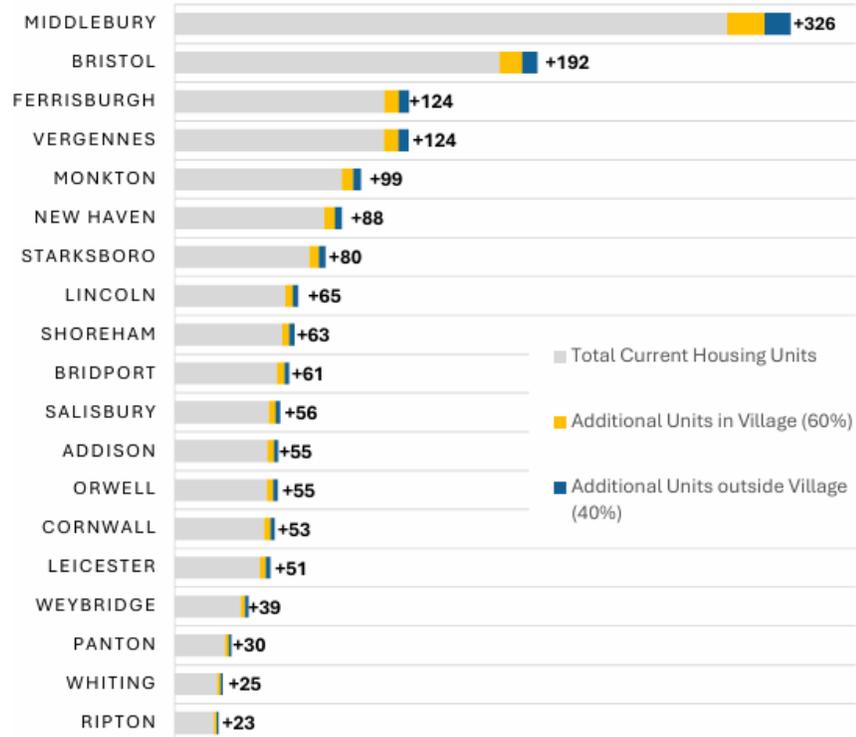
- All areas not 1A, 1B, or Tier 3
- Road rule July 1, 2026

**Tier 3**  
*Expanded jurisdiction to be established by Board rules February 1, 2026*

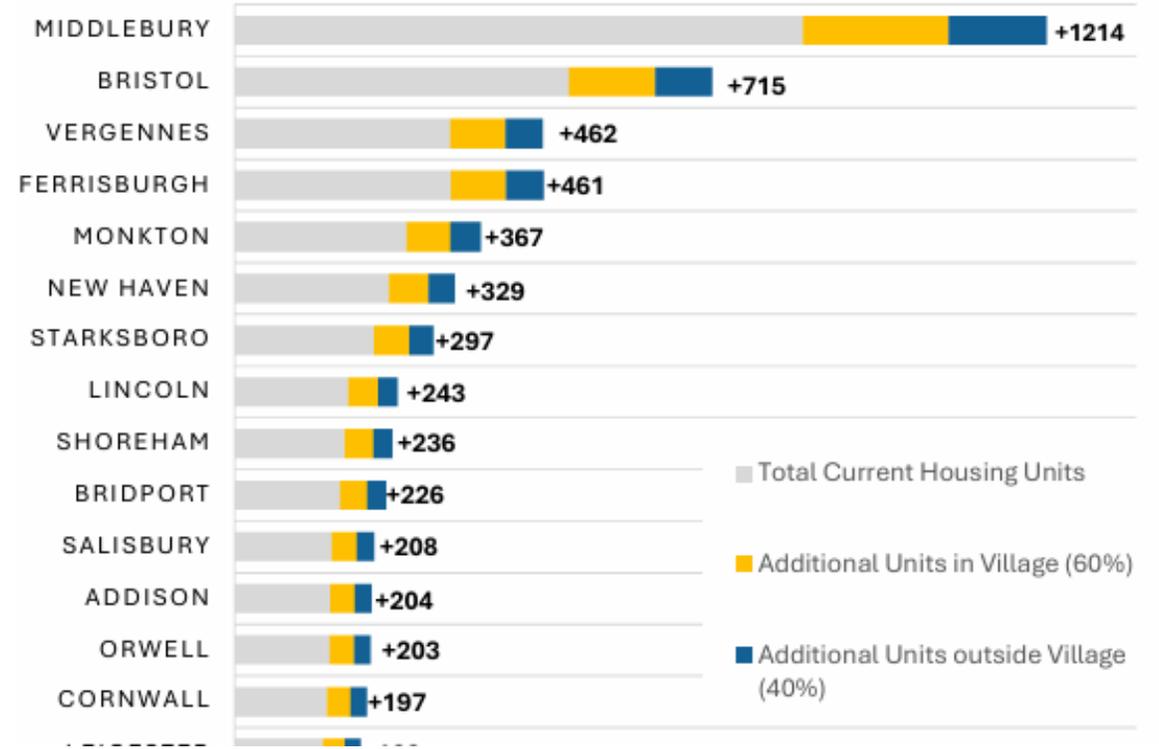
- Not based on regional maps
- Road rule July 1, 2026

Graphic credit: DHCD/CCRPC

### HOUSING TARGETS 2025-2030



### 2025-2050



Graphic Credit: ACRPC

### Housing Unit (U.S. Census Bureau):

A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall.

# Housing Targets

# Housing Stock

## Year

2023

## Location

Multiple values

## Home type

Owner households Renter households Seasonal homes Vacant homes

## Source:

U.S. Census Bureau: American Community Survey 5-year estimates (Table B25003, B25004)

## Description:

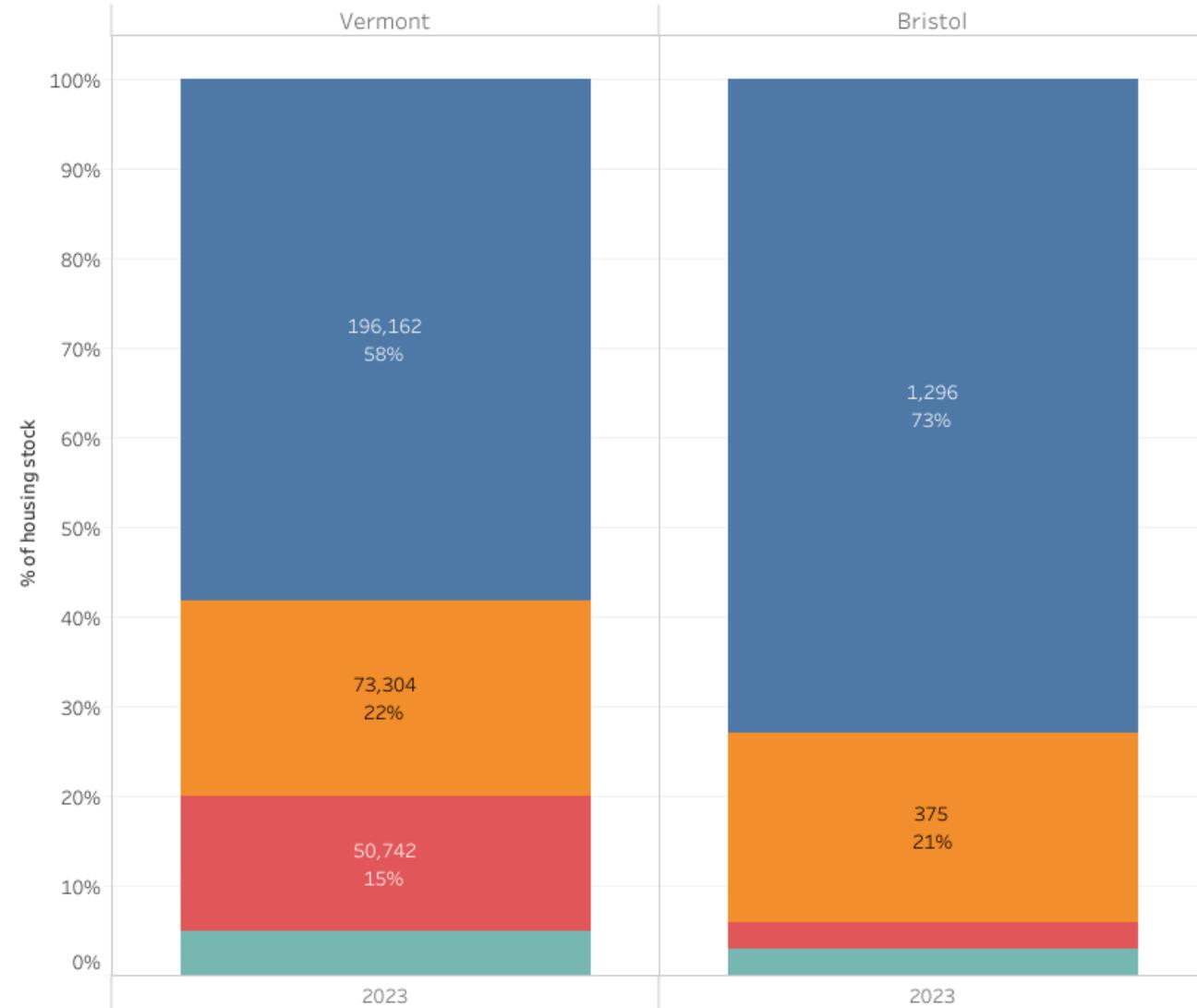
A home is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

A home is defined as an owner household if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. The owner households in this data set do not include vacant units for sale.

All occupied units which are not owner units, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter households. The renter households in this data set do not include vacant units for rent.

Seasonal homes are homes used or intended for use only in certain seasons or for occasional use throughout the year. If a home is occupied by someone for less than two months of the year, or if its occupant has a primary residence elsewhere, the home is considered to be seasonal units by the Census Bureau. Interval ownership units, such as timesharing condominiums, are included in this category.

All other homes are classified as vacant by the Census Bureau. This includes: homes for sale or rent that are not currently occupied, nearly completed homes under construction/renovation, dilapidated homes in need of repair to be hospitable, homes in foreclosure, a small number of homes used for migrant farm workers, and any other vacant home.



# Housing Type

**Year**

2023

**Location**

Multiple values

**Household type**

- All
- Owner
- Renter

**Building type**

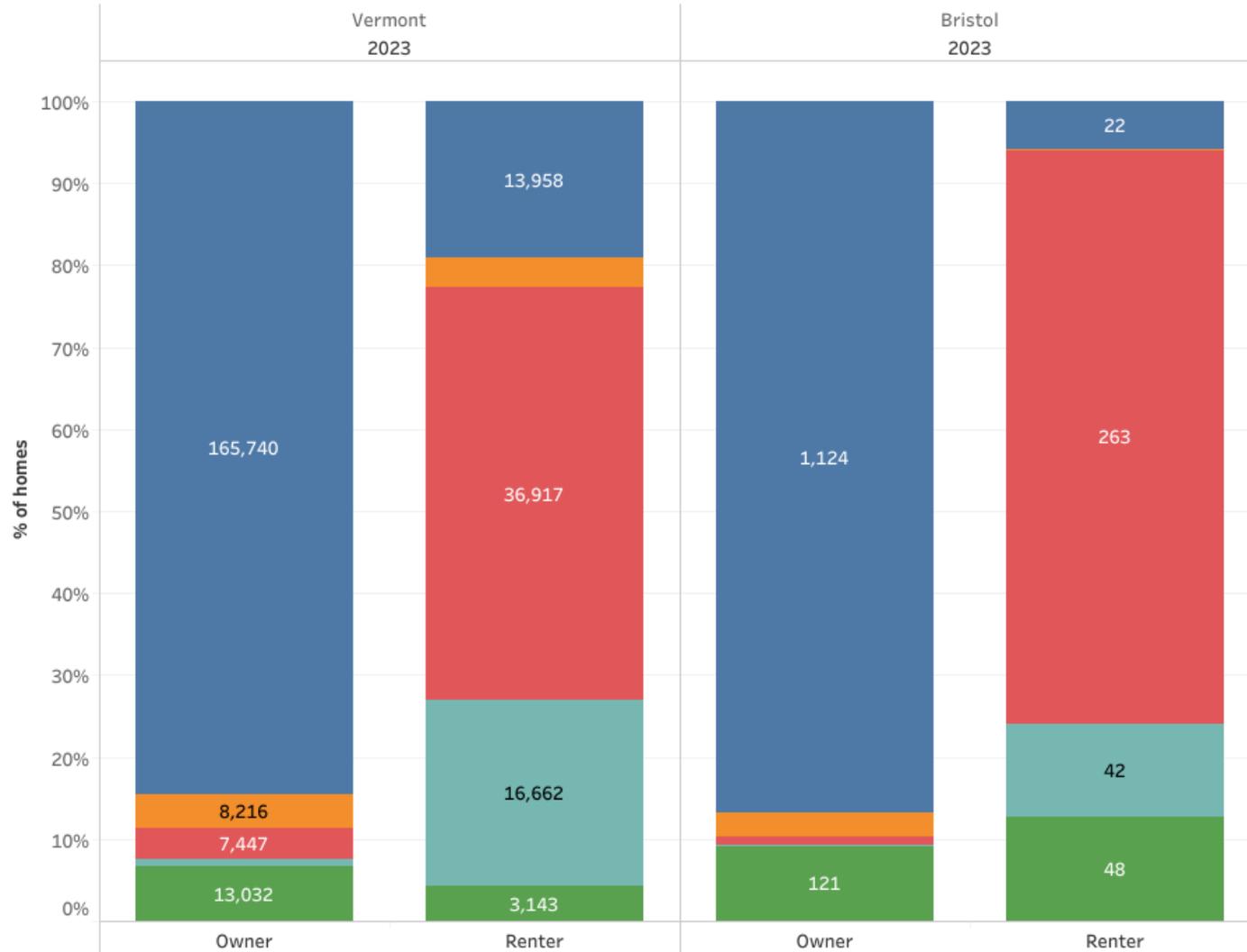
- Single-family, detached
- Single-family, attached
- Multifamily (2-9 units)
- Multifamily (10-50+ units)
- Manufactured home

**Source:**

U.S. Census Bureau: American Community Survey 5-year estimates (Table B25032)

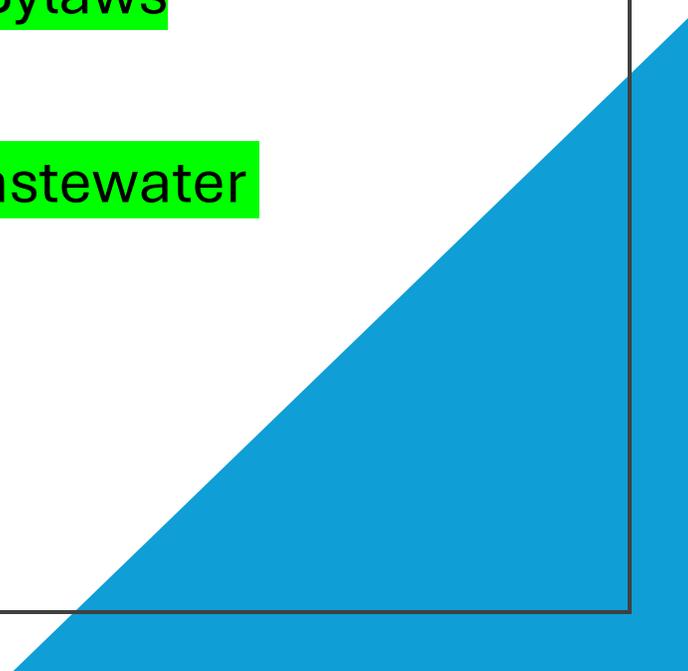
**Description:**

This table displays the number of occupied housing units in a location by the type of building in which the home is located. A housing unit is a house, an apartment, a condominium, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters. A housing unit is defined as owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All occupied units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied. The data set does not include unoccupied units, for which tenure cannot be determined.



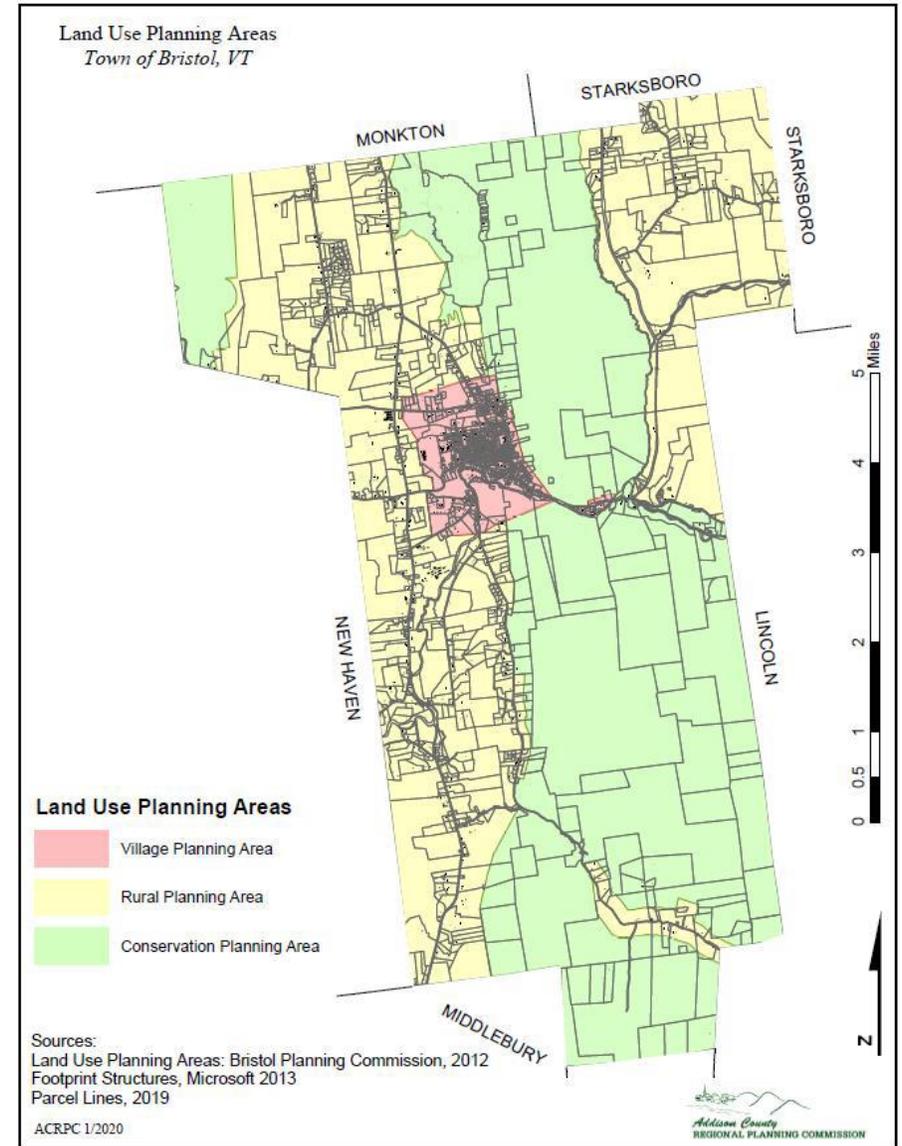
# Bristol and Tier 1B Jurisdiction

## Requirements:

- Selectboard Resolution
  - Confirmed Town Plan
  - Zoning & Subdivision Bylaws
  - Flood Hazard Areas
  - Municipal Water or Wastewater  
(Adequate Soils)
  - Adequate Staff
- 
- A blue right-angled triangle is positioned in the bottom right corner of the slide, pointing towards the top-left.

# Planning For the Future

- Town Plan expires in 2028
- Where do we want development?
- What type of development is desired?
- Downtown Designation
  - How can we utilize funding and incentives to strengthen our downtown?
- Municipal Planning Grant and Better Connections



# Questions? Comments? Concerns?

Addison County Regional Planning Selectboard Meeting October 16<sup>th</sup>

Opportunity to ask further questions and discuss with Adam Lougee