



**Northwest  
Regional Planning  
Commission**

75 Fairfield Street  
St. Albans, Vermont 05478  
PHONE 802-524-5958  
WEB [nrpcvt.com](http://nrpcvt.com)

**To:** Stacy Katon, Town Administrator; Kristina Senna, Selectboard Chair

**From:** NRPC Staff

**Date:** November 15, 2025

**Subject:** Draft Northwest Regional Plan Public Hearing 30-Day Notice

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NRPC has updated the Northwest Regional Plan to reflect new state law from 2024. The purpose of this memo is to provide notice to the Town of Georgia that NRPC is beginning the adoption process. This memo provides 30 days' advance notice of NRPC's first required public hearing on the draft regional plan in accordance with state law. After this hearing, NRPC anticipates making changes to the plan to reflect additional feedback and comments from the State Land Use Review Board. Enclosed with this memo is a hearing notice, request for comments, and information on how to access the plan and report documenting conformance to the goals and elements established by state law. NRPC is also required to provide a written description and a map that shows any changes to future land use areas in the municipality, and to also explain information about the new Act 250 jurisdiction tier structure and the process for updating designated area boundaries.

**NRPC PUBLIC HEARING AND REPORT ON DRAFT REGIONAL PLAN**

Wednesday December 17, 2025

5:30PM

Zoom video Link: <https://us02web.zoom.us/j/84764345434>

Zoom by Phone: 1-309-205-3325 Meeting ID 847 6434 5434

Physical Location: NRPC Offices, 75 Fairfield St. St. Albans, VT 05450

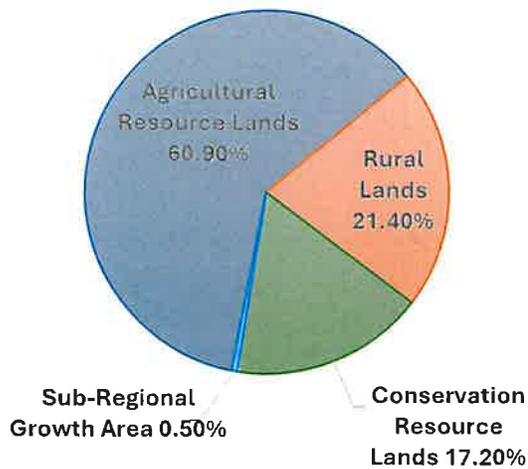
See enclosed official hearing notice.

Copies of the draft plan and report documenting conformance to Vermont Statute per Title 24 VSA Section 4348(d)(1) are available at the NRPC office, 75 Fairfield St., St. Albans, VT or online at [www.nrpcvt.com](http://www.nrpcvt.com).

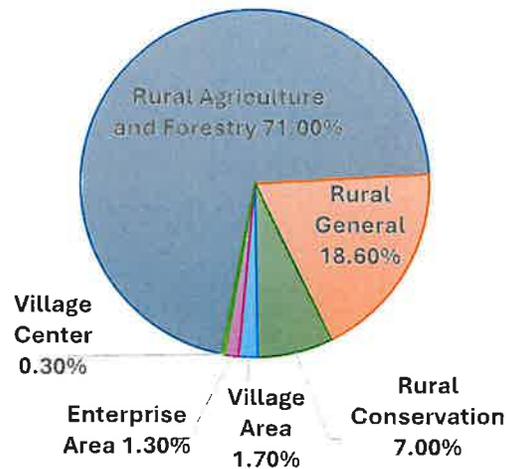
**CHANGES TO FUTURE LAND USE AREAS**

The Regional Future Land Use Map in the draft regional plan has been updated with new future land use areas and boundaries across the region in accordance with new state law from 2024. Changes to the map in Georgia are summarized in the charts below and are shown on enclosed maps.

### Existing 2023 Regional Plan



### Proposed 2026 Regional Plan



### Act 250 JURISDICTION

The Regional Future Land Use Map includes areas that are eligible for Act 250 Tier 1A and 1B jurisdiction status. Tier 1A status provides Act 250 permit exemptions for all types of projects. There are no Tier 1A eligible areas in the Town of Georgia because there are no mapped Planned Growth Areas. Tier 1B status provides Act 250 permit exemptions for new housing development projects of 50 or fewer dwelling units on 10 acres or less. The mapped Village Areas and Centers in the Town of Georgia are eligible for Tier 1B jurisdiction. Interim Act 250 housing exemptions are already in place in parts of these areas. For Tier 1B status to become effective, allowing the housing Act 250 exemptions to continue, the municipality must “opt-in,” and the map must be approved by the State Land Use Review Board. The Town of Georgia has opted in.

### STATE DESIGNATION PROGRAM

The Regional Future Land Use Map includes areas that may be approved as Centers and Neighborhoods under the State’s Designation Programs. If the regional plan is approved by the State Land Use Review Board, the Village Centers mapped at Georgia Center and Georgia South Village will become new Designated Centers and the Village Areas around Georgia Center and Georgia South Village will become new Designated Neighborhoods. No municipal action is needed for the designation process. Should changes to designation boundaries or new designated areas be desired now or in the future, municipalities should reach out to NRPC to see if the change can be incorporated into the next update to the Regional Future Land Use Map. More information on the State’s Designation program is available here:

<https://accd.vermont.gov/community-development/designation-programs>

### Enclosures:

1. Hearing Notice
2. Existing Regional Plan Future Land Use Map for Georgia
3. Proposed Regional Plan Future Land Use Map for Georgia



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### Public Comments Sought on Draft 2026-2034 Northwest Regional Plan

The Northwest Regional Planning Commission (NRPC) is seeking your comments on the draft [2026-2034 Northwest Vermont Regional Plan](#). Per Vermont Statute, NRPC seeks general comments and specific comments with respect to the extent to which the plan is consistent with the goals established in Title 24 VSA Section 4302. Copies of the draft plan and report documenting conformance to Vermont Statute per Title 24 VSA Section 4348(d)(1) are available at the NRPC office, 75 Fairfield St., St. Albans, VT or online at [www.nrpcvt.com](http://www.nrpcvt.com).

The draft Northwest Regional Plan addresses the economic, social and environmental factors that influence and sustain growth and development in Franklin and Grand Isle Counties. It is intended for use as a guide for decision makers, as a vision for the region and as an eight-year action plan to address issues of regional importance. The updated Regional Plan addresses changes made by new state law adopted in 2024, including:

- A regional future land use map with new future land use areas.
- A map of areas eligible for the State's Designation Program, which confers tax credits and other incentives for revitalization and development.
- A map of areas eligible for Tier 1A and Tier 1B Act 250 jurisdiction.
- A housing target for each municipality, which is the number of new homes needed by 2030 and 2050 based on the State's Regional Housing Needs Assessment.

NRPC will host its first public hearing on December 17<sup>th</sup>, 2025. NRPC will host at least one more hearing in March 2026. You may provide comments on the draft plan by attending the public hearings or:

- Providing comments online at <https://www.nrpcvt.com/learnmoreandsubmitcomments/>
- E-mailing comments [eadams@nrpcvt.com](mailto:eadams@nrpcvt.com)
- Mailing comments to 75 Fairfield St., St. Albans, VT 05478

#### **NORTHWEST REGIONAL PLAN PUBLIC HEARING:**

Wednesday December 17, 2025

5:30 PM, before the NRPC Board of Commissioners Meeting

#### **Zoom Meeting Access Information:**

If you have trouble connecting, please call 802-582-3091.

Join Zoom Meeting via video <https://us02web.zoom.us/j/84764345434>

Join Zoom via phone: 1-309-205-3325 Meeting ID 847 6434 5434

**Physical Location Available:** NRPC Office, 75 Fairfield St. St. Albans, VT 05478

*In accordance with provisions of the Americans with Disabilities Act (ADA) of 1990, the NRPC will ensure public meeting sites are accessible to all people or provide an opportunity to request accommodations. Requests for free interpretive or translation services, assistive devices, or other requested accommodations, should be made to Amy Adams, NRPC Title VI Coordinator, at 802-524-5958 or [aadams@nrpcvt.com](mailto:aadams@nrpcvt.com), no later than 3 business days prior to the meeting for which services are requested.*

SERVING THE MUNICIPALITIES OF: Alburgh Town • Alburgh Village • Bakersfield • Berkshire • Enosburg Falls • Enosburgh Town  
Fairfax • Fairfield • Fletcher • Franklin • Georgia • Grand Isle • Highgate • Isle La Motte • Montgomery • North Hero • Richford  
St. Albans City • St. Albans Town • Sheldon • South Hero • Swanton Town • Swanton Village

# Proposed NRPC Future Land Use - Georgia

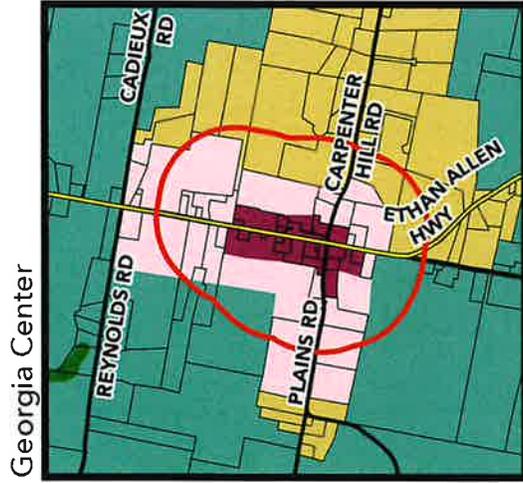
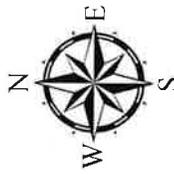
Board Draft #LURB September 2025



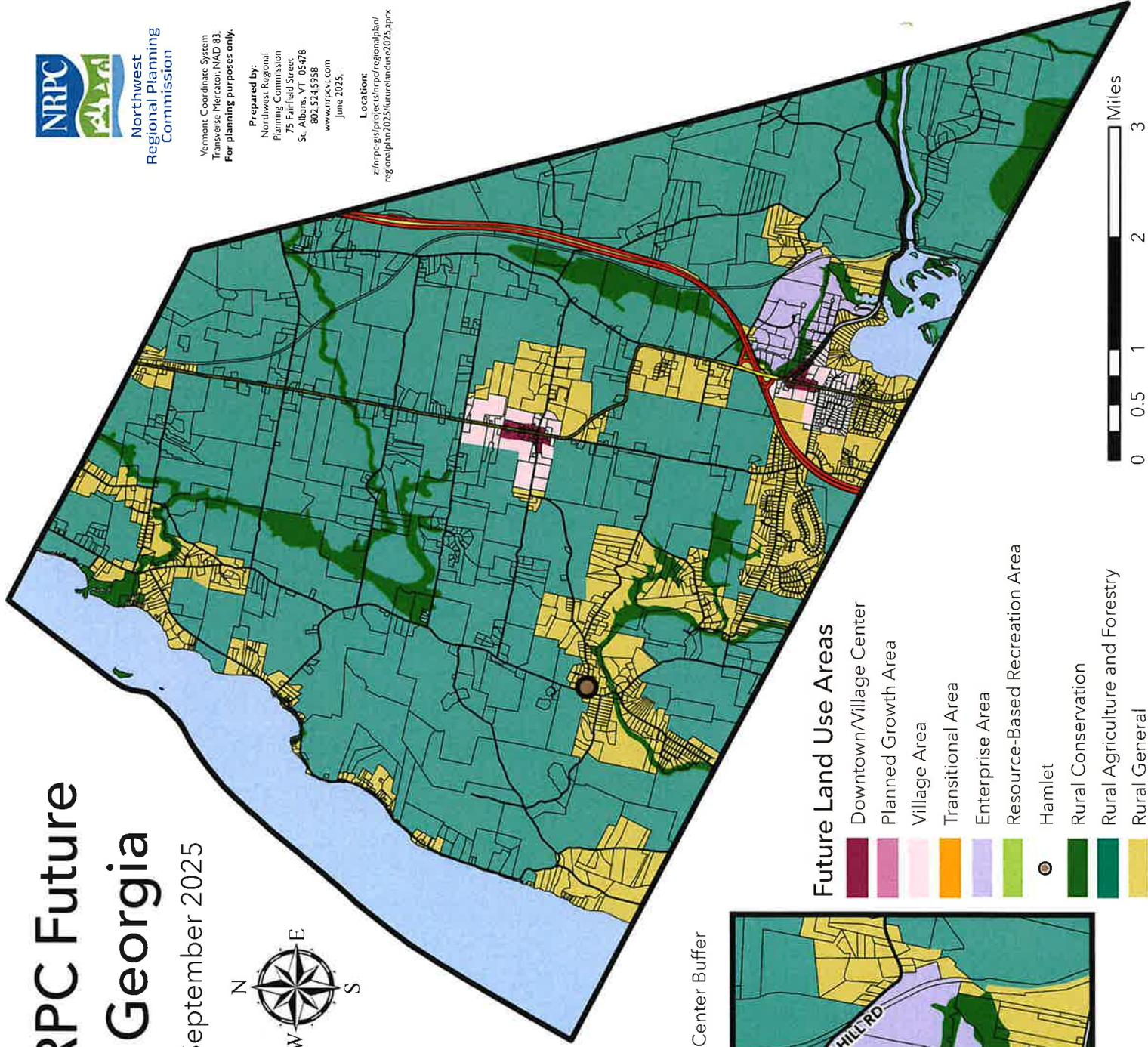
Vermont Coordinate System  
 Transverse Mercator; NAD 83.  
 For planning purposes only.

Prepared by:  
 Northwest Regional  
 Planning Commission  
 75 Fairfield Street  
 St. Albans, VT 05478  
 802.524.5958  
 www.nwrpcvt.com  
 June 2025.

Location:  
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 regionalplan2025\futurelanduse2025.aprx



South Village



## Future Land Use Areas

- Downtown/Village Center
- Planned Growth Area
- Village Area
- Transitional Area
- Enterprise Area
- Resource-Based Recreation Area
- Hamlet
- Rural Conservation
- Rural Agriculture and Forestry
- Rural General



# Current NRPC Future Land Use - Georgia

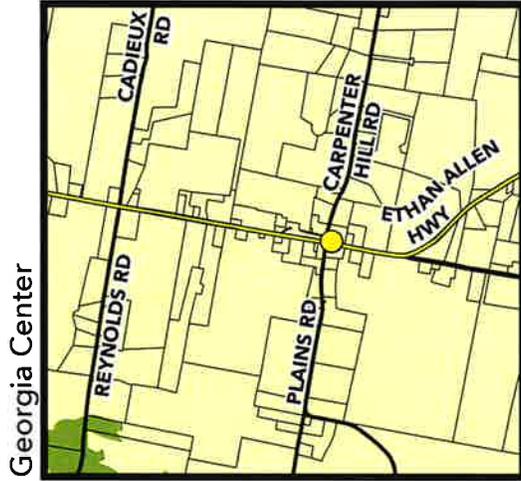
Effective August 30, 2023



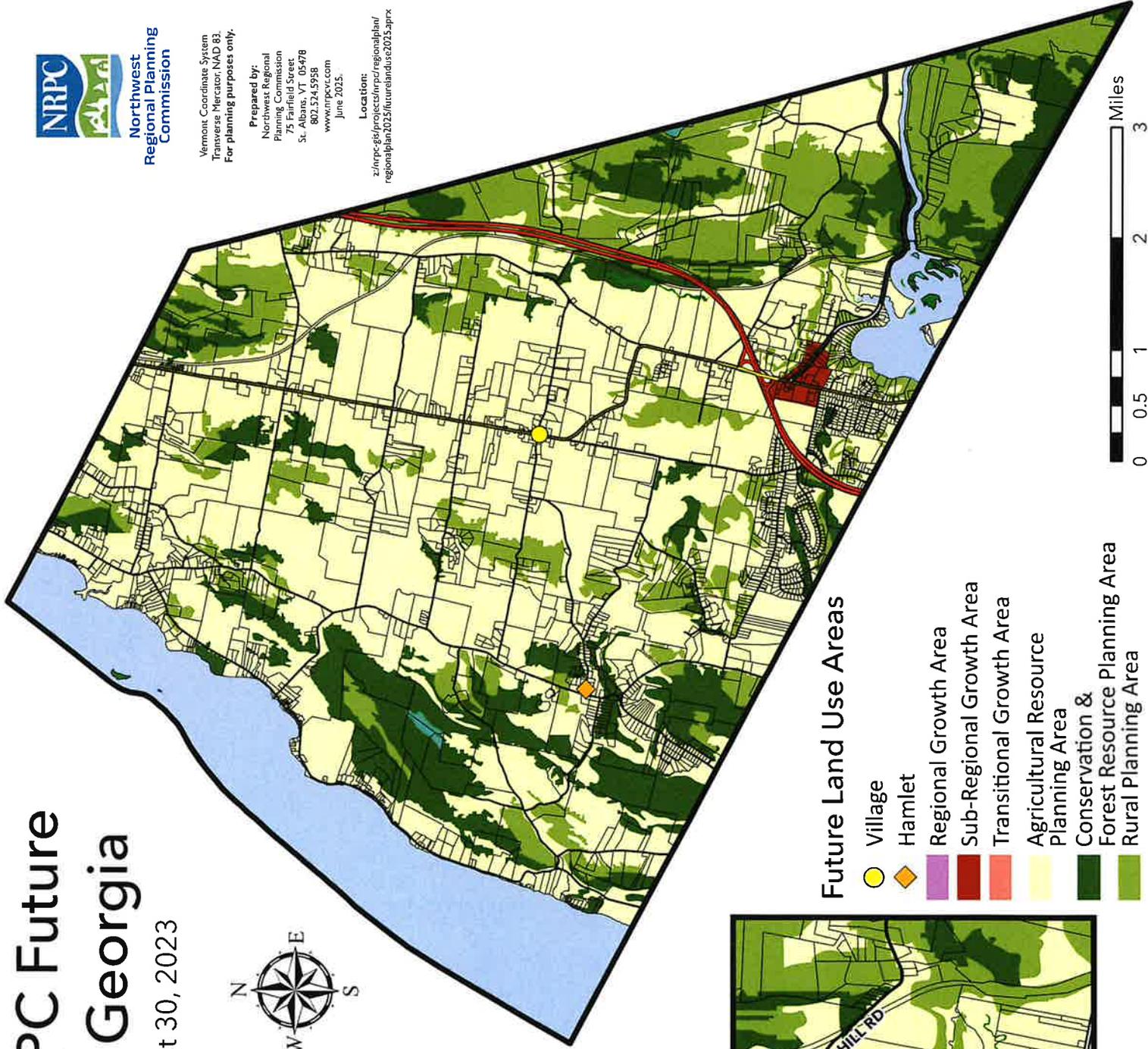
Vermont Coordinate System  
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Prepared by:  
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www.nrpcvt.com  
June 2025.

Location:  
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Georgia Center



## Future Land Use Areas

- Village
- ◆ Hamlet
- Regional Growth Area
- Sub-Regional Growth Area
- Transitional Growth Area
- Agricultural Resource Planning Area
- Conservation & Forest Resource Planning Area
- Rural Planning Area



## Northwest Regional Plan Public Hearing 30-Day Notice

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**From** gbrunswick <gbrunswick@nrpcvt.com>

**Date** Sun 11/16/2025 12:35 PM

**To** Georgia Town Administrator <administrator@townofgeorgia.com>; Georgia Selectboard <sb@townofgeorgia.com>

**Cc** Kirk Waite <kirkwaitevt@gmail.com>

 1 attachment (5 MB)

Municipal 30 Day Notice Memo\_Georgia Combined.pdf;

NRPC has updated the Northwest Regional Plan to reflect new state law from 2024. This email and attached memo provide 30 days' advance notice of NRPC's first required public hearing on the draft regional plan in accordance with state law. After this hearing, NRPC anticipates making changes to the plan to reflect additional feedback and comments from the State Land Use Review Board. This will include the expansion to the Village Area in the South Village that we have previously discussed with the Selectboard.

### NRPC PUBLIC HEARING ON DRAFT REGIONAL PLAN

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**Greta Brunswick**  
Senior Planner (*she/her*)

**Address:** 75 Fairfield Street, St. Albans, VT 05478

**Website:** [www.nrpcvt.com](http://www.nrpcvt.com)

**Office:** 802.524.5958 ext.116 **Direct:** 802.582.3084