



MEMORANDUM

To: Richmond Planning Commission; Keith Osborne, Richmond Director of Planning + Zoning

Copy: Melanie Needle, GIS + IT Manager; Darren Schibler, Senior Planner

From: Eliana Fox, Transportation Planner

Date: 3 November 2025

Re: Draft 2026 Richmond Town Plan Maps – Comments and Updates

Context

CCRPC staff have updated the maps in the Richmond Town Plan in preparation for readoption in 2026. This memorandum outlines the changes made to date and includes references to the GIS data that was used to update the maps.

All Maps

- Title, legend, and source text was updated for easier reading and to appear more modern.
- Town boundaries were updated with most recent data from [VT Data – Town Boundaries](#) (VCGI, 2025).
- Roads were updated with the most recent data from [VT Data - E911 Road Centerlines](#) (VCGI, 2025).
- Parcels were updated with the most recent data from [Parcels | Vermont Open Geodata Portal \(VCGI, 2025\)](#).

Agricultural Soils

- Updated Soils layer with: [NRCS Soil Survey Units \(VCGI, 2023\)](#).

Conserved Areas and Current Use Program

- Updated Conserved Areas layer with: [Conserved Land Inventory \(ANR, 2024\)](#).
- Updated Use Value Appraisal Properties with: Current Use Parcels (CCRPC, 2022).

Current Land Use and Zoning Districts:

- Updated point sites layer with: [VT Data - E911 Site Locations \(address points\)](#) (VCGI, 2025).
- Updated flood hazard overlay with: [VT Data - Richmond Zoning - Overlay Districts](#) (CCRPC, 2022).
- Updated zoning district with: Richmond Zoning – 2025 (CCRPC, 2025).

Education

- Updated childcare data with information from: [Bright Futures-Search Provider Directory](#) (DCF, 2025).
- Updated library layer with: [VT Data - Public Libraries](#) (VCGI, 2024)

Emergency Resilience

- Updated FEMA Digital flood insurance rate layer with: [Flood Hazard Areas \(Only FEMA - digitized data\)](#) (ANR 2022).
- Added River Corridor (ANR, 2019).
- Added FEMA floodway (ANR, 2022).
- Removed Culvert data.

Future Land Use

- Updated Future Land Use Areas with most recent data (CCRPC, Town of Richmond 2025).

Historic Resources

- Updated barns layer so that it only shows the East and West Monitor barns and Birdseye building.

Housing

- Updated the housing by type layer with: [VT Data - E911 Site Locations \(address points\)](#) (VCGI, 2025).

Hydrologic Features

- Updated Wetlands Layer with: [VSWI Wetlands Class Layer \(ANR, 2025\)](#) and [VSWI Wetlands Advisory Layer \(ANR 2023\)](#).
- Updated groundwater source protection areas with: [Ground Water SPA \(ANR, 2016\)](#)
- Added [Municipal Roads General Permit Segment Scoring](#) data (ANR, 2023)

Recreation

- Updated Trails layer with: [E911 - Trails](#) (VCGI, 2022)

Ridgeline and slopes

- Thinned out Ridgelines over 900ft as requested.

Transportation

- Removed culvert data as requested by the PC
- Added existing sidewalk data (CCRPC, 2025)
- Added recommendations from Richmond's Walk, Bike, Trails Plan (Dubois and King, CCRPC, 2022)
- Added bike network recommendations from CCRPC's Regional Active Transportation Plan (CCRPC 2022)

Utilities and facilities

- Updated VT Gas distribution layer with data from VT Gas (2022)
- Updated Water and Wastewater service area layer with data from the Town/CCRPC (2025)
- Updated Phase 3 Power Lines with: [VT Data - 3-Phase-Power \(Generalized\) for Planning \(VCGI, 2018\)](#).
- Added Broadband status point data from [VT Department of Public Service \(2024\)](#) and removed old Broadband Access polygon layer.

Wildlife Habitat and Forest Blocks

- Updated blocks with [Vermont Conservation Design, Vermont Fish & Wildlife Department](#) (2024).