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**Fwd: Tier 1B**

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**From** Virginia Clarke <vclarke@gmavt.net>

**Date** Wed 6/11/2025 10:52 PM

**To** bard.hill@richmondvt.org <bard.hill@richmondvt.org>; david.sander@richmondvt.org <david.sander@richmondvt.org>; jay.furr@richmondvt.org <jay.furr@richmondvt.org>; Adam Wood <wood.eadam@gmail.com>; caitlin.filkins@richmondvt.org <caitlin.filkins@richmondvt.org>

**Cc** Josh Arneson <jarneson@richmondvt.gov>; Keith Osborne <koborne@richmondvt.gov>

To the Selectboard:

I attended the VLCT's program on the new Land Use Review Board (formerly the Act 250 board) today, and asked the question: "If a municipality does not opt-in to Tier 1B at this time, what would be the next opportunity for requesting 1B status?" In response to this question, Charlie Baker, Executive Director of CCRPC, sent me this reply (see below). Based upon this information, I think it would be wise for Richmond to take a couple of years to update our zoning ordinance and our approval procedures before we take the step of opting-in, in order to provide adequate Act 250 oversight for Act 250-exempt projects. As such a timeline seems possible (e.g. 2028), it seems more reasonable to do the preparatory work first and then join the program, rather than joining the program before we have developed the proper standards by which to review these larger projects.

Thank you for considering this point,  
Virginia

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Begin forwarded message:

**From:** Charles Baker <cbaker@ccrpcvt.org>

**Date:** June 11, 2025 at 12:18:52 PM EDT

**To:** vclarke@gmavt.net

**Cc:** Taylor Newton <TNewton@ccrpcvt.org>, Maya Balassa <mbalassa@ccrpcvt.org>

**Subject:** Tier 1B

Hi Virginia,

I saw your question about Tier 1B timing in the VLCT webinar. The first opportunity for a town to request Tier 1B is now through this fall. This timeframe allows the RPC to include your request when we are asking the LURB to approve our regional plan over the winter/spring.

If the town doesn't make a decision or decides they don't want to opt in to Tier 1B in that timeframe, the next opportunity will depend upon when the RPC next updates the regional plan. At this point in time, we think there will likely be a plan update in 2028.

We will also be asking the legislature for a simplified regional plan update/amendment process in the 2026 session so that we might be able to accommodate changes (like a town requesting Tier 1B) on a more frequent basis – maybe annually.

Let me know if this helps or if you still have a question.

Thanks,

Charlie

*Charlie Baker, Executive Director  
Chittenden County Regional Planning Commission  
110 West Canal Street, Suite 202  
Winooski, VT 05404  
cell: 802-735-3500  
[www.ccrpcvt.org](http://www.ccrpcvt.org)*

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