

Hartford Planning Commission Workshop

Agenda

Monday, November 10, 2025 at 6:00 p.m.

Hartford Town Hall, Room 2, 171 Bridge Street, White River Junction

This will be a hybrid meeting (in-person with remote access available).

Microsoft Teams [Need help? Join the meeting now](#)

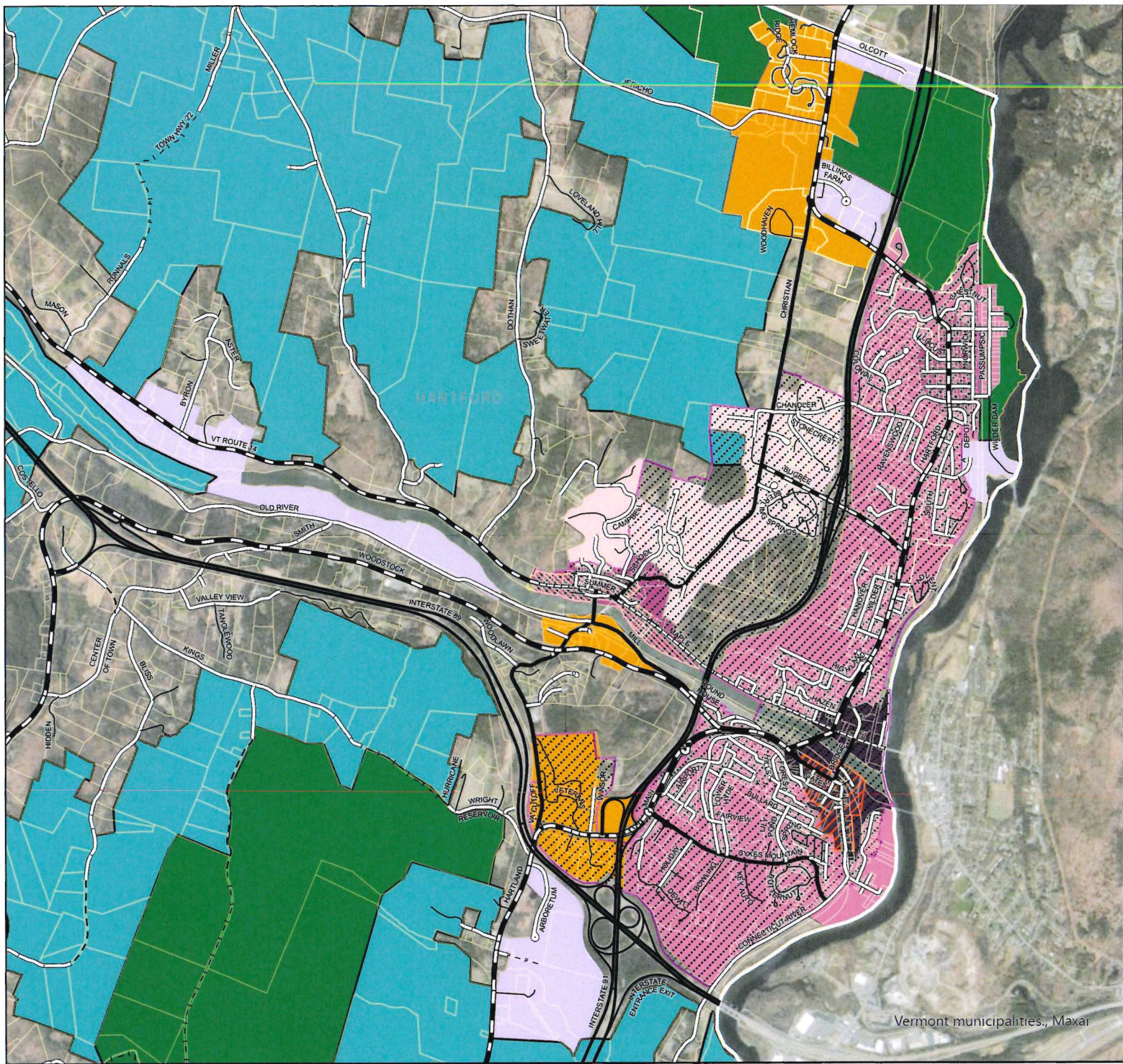
Meeting ID: 271 990 201 634 0 Passcode: 3FV6ze6W

Dial in by phone [+1 802-377-3677, 314594475#](#) United States, Middlebury

[Find a local number](#) Phone conference ID: 314 594 475#

**If you can't access this meeting notice electronically or if you are having difficulty connecting to the meeting,
please e-mail mosborn@hartford-vt.org**

1. Model Hybrid Public Meeting Script & Roll Call
2. Review of the October 20, 2025 Planning Commission Workshop Minutes
3. Review & Discussion of the Two Rivers-Ottawaquechee Regional Commission Future Land Use Map for Hartford
4. Date for Next Workshop
5. Adjournment



Draft Hartford Regional Future Land Use Map

Downtown Inset - 10/20/2025

0 0.25 0.5 1 Miles

N

Legend

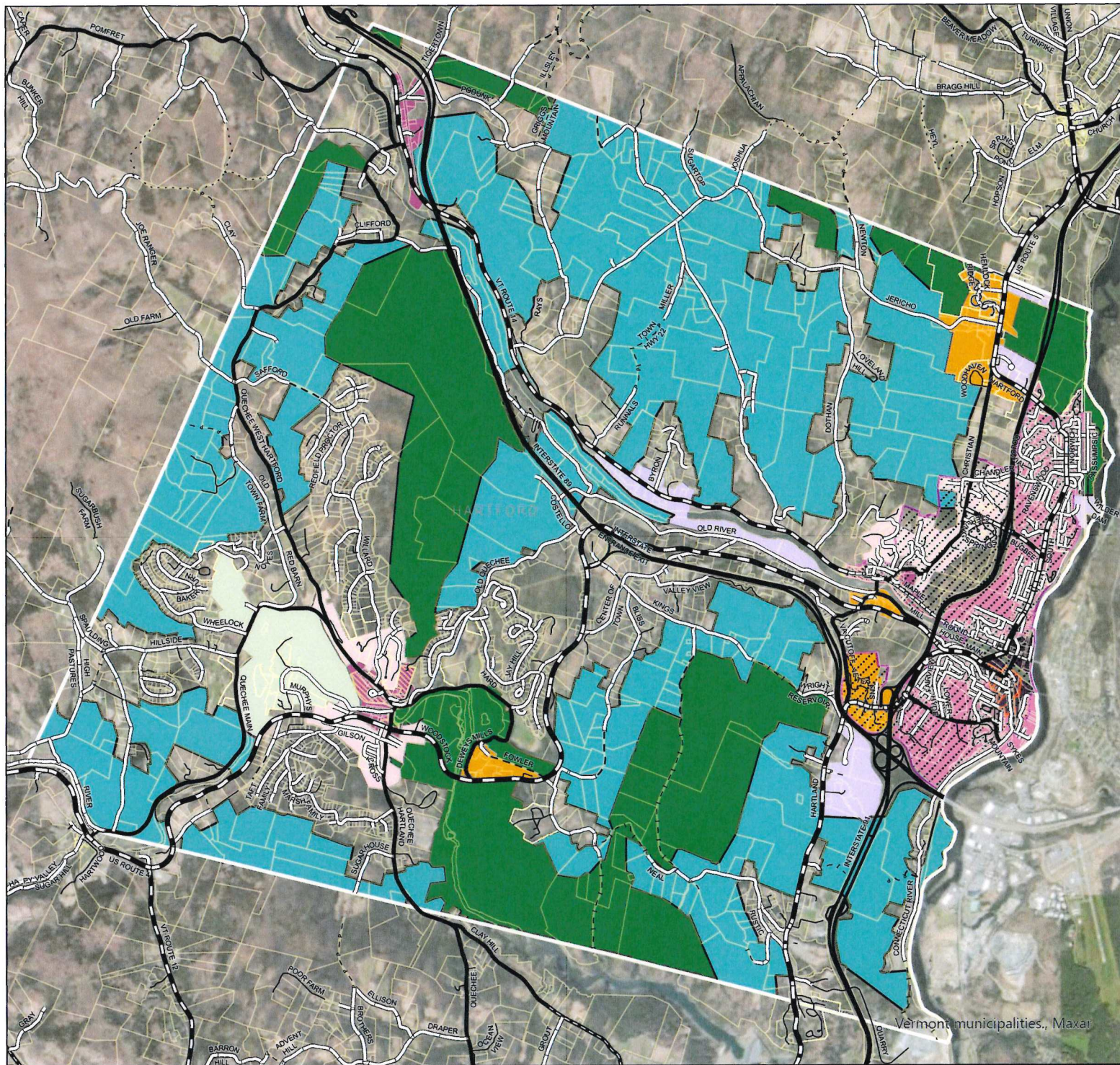
- Downtown Center
- Village Center
- Village Area
- Planned Growth Area
- Enterprise
- Transition
- Rural General

- Rural Agriculture and Forestry
- Rural Conservation
- Resource-based Recreation

State Designations (For Reference)

- Village Center Designation
- Growth Center Designation
- Downtown Center Designation





Draft Hartford Regional Future Land Use Map - 10/20/2025

2025 Regional Plan Update

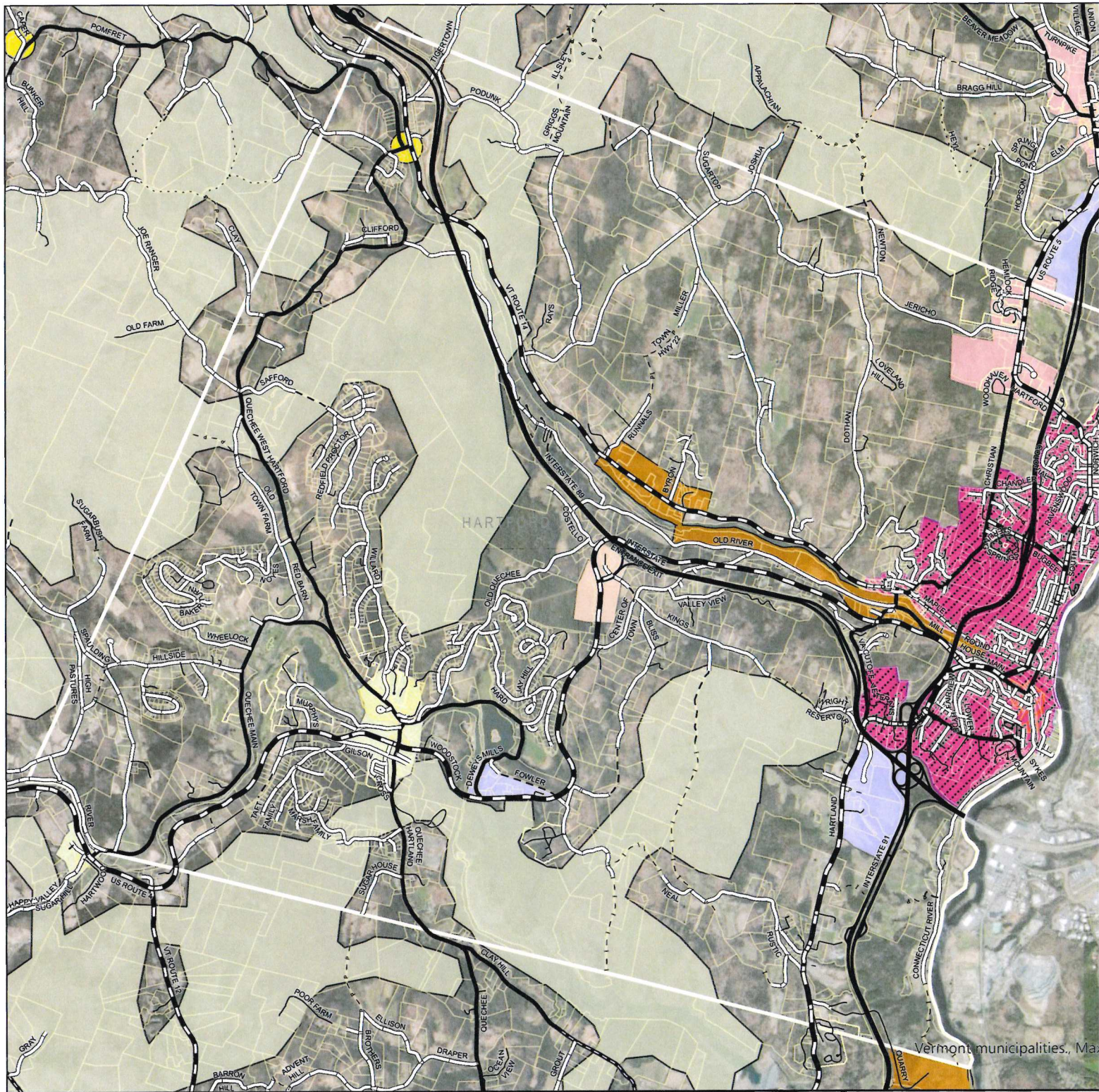
0 0.5 1 2 Miles

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Legend

- | | |
|---------------------|---|
| Downtown Center | Rural Agriculture and Forestry |
| Village Center | Rural Conservation |
| Village Area | Resource-based Recreation |
| Planned Growth Area | State Designations (For Reference) |
| Enterprise | Village Center Designation |
| Transition | Growth Center Designation |
| Rural General | Downtown Center Designation |





- TRORC Future Land Use Plan**
- | | |
|------------------------------------|--------------------------------------|
| Village Boundaries | MIXED USE |
| RURAL | INTERCHANGE AREA |
| FOREST BASED RESOURCE CONSERVATION | TOWN CENTER |
| REGIONAL CENTER | VILLAGE SETTLEMENT |
| INDUSTRIAL | HAMLET |
| | VT_Designated_Growth_Center_Boundary |
| | VT_Designated_Downtown_Boundary |

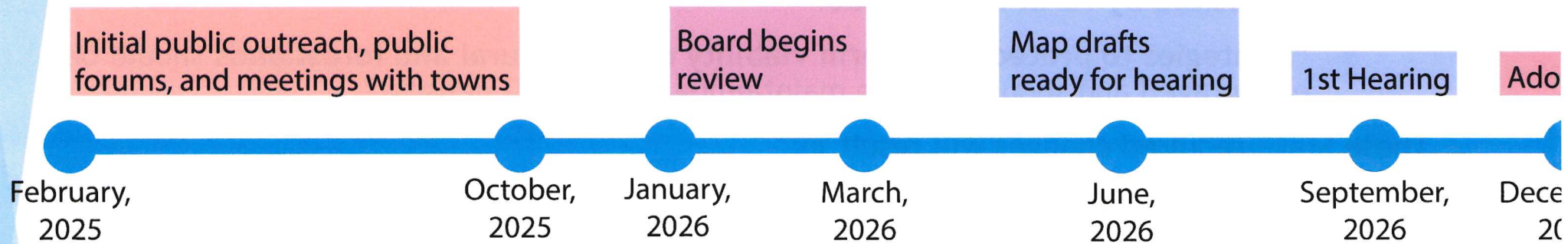
TRORC Regional Future Land Use Plan Mapping

**New mapping requirements
per the housing and Act 250
changes of 2024**

Agenda

- I. Brief overview of Regional Plan update
- II. Review of changes to Regional Future
Land Use Areas
- III. Discussion, Q&A

Regional Future Land Use Mapping Timeline

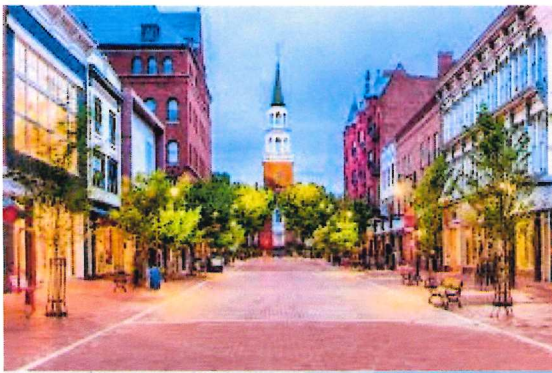


Brief Introduction Regional Plan Update

- ▶ Planning is neither all local control up, nor top down
 - ▶ Regional planning extends beyond town boundaries.
 - ▶ “Consider the use of resources and the consequences of growth and development for the region and the State, as well as the community in which it takes place.”
- ▶ A regional plan shall be consistent with State planning goals.
 - ▶ Plans “maintain the historic settlement pattern of ***compact village and urban centers separated by rural countryside.***”
 - ▶ “Strategies to protect long-term viability of agricultural and forestlands should be encouraged and should include maintaining low overall density.”

These State-required changes will result in:

- Expanded village areas and
- Smaller Rural Conservation Areas
 - Three rural areas, rather than the two in our current regional plan.
- ▶ The mapping of the new rural areas will not impact single-family dwellings or home occupations in Act 250.



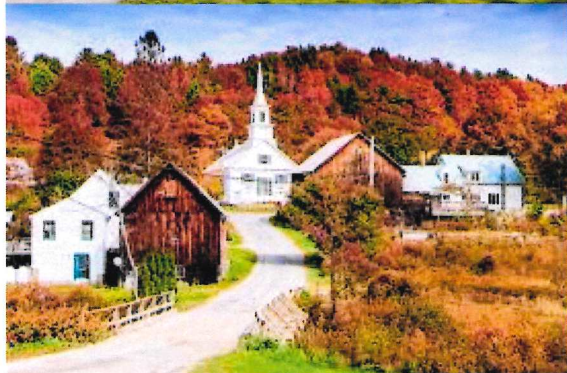
Downtown Center



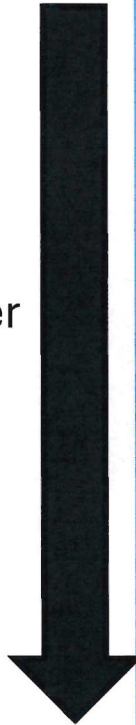
Village Center



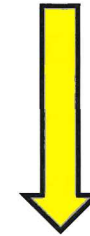
Village Area



Hamlet



Rural General



Rural Ag and Forestry

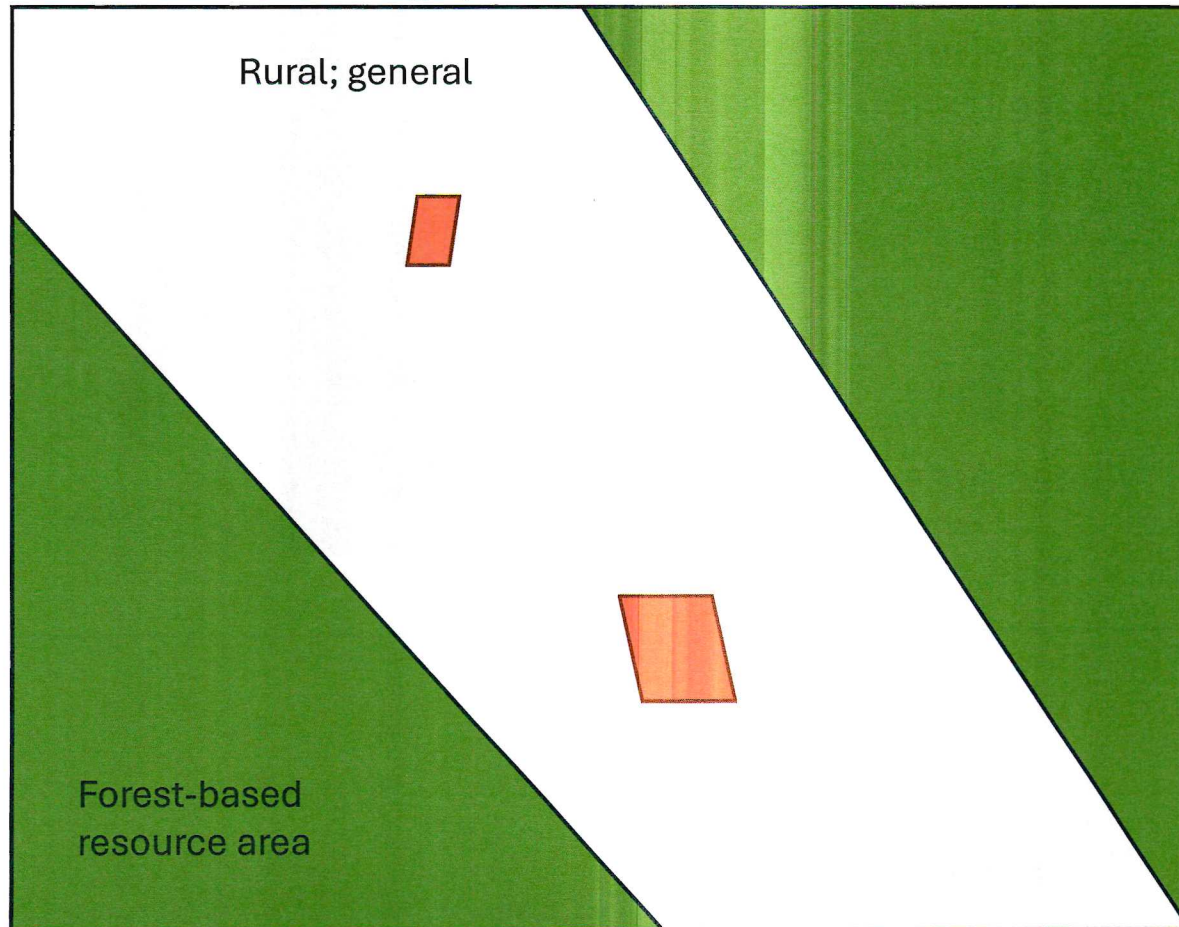


Rural Conservation



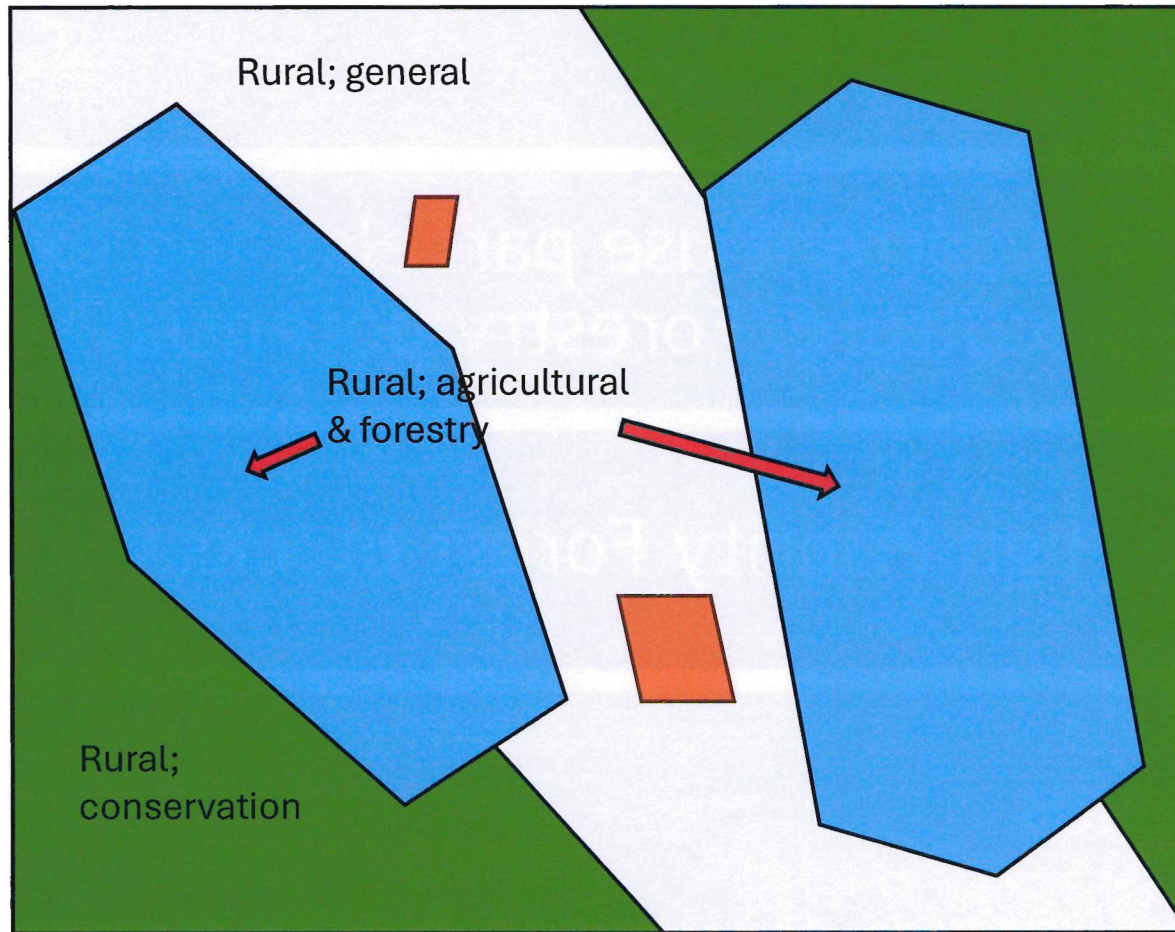
Existing Rural Areas

- Two Rural areas become three
- Policies will remain largely the same.



New Rural Areas

- Two Rural areas become three
- Policies will remain largely the same.



Considerations in Determining the Rural Areas

Parcel size and existing forest land on large parcels

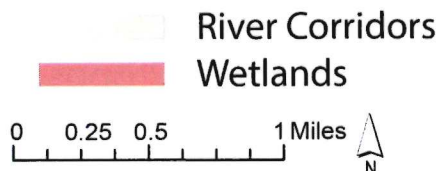
Conserved and current use parcels, and existing farmland; Agriculture/Forestry potential

Priority and High Priority Forest Blocks

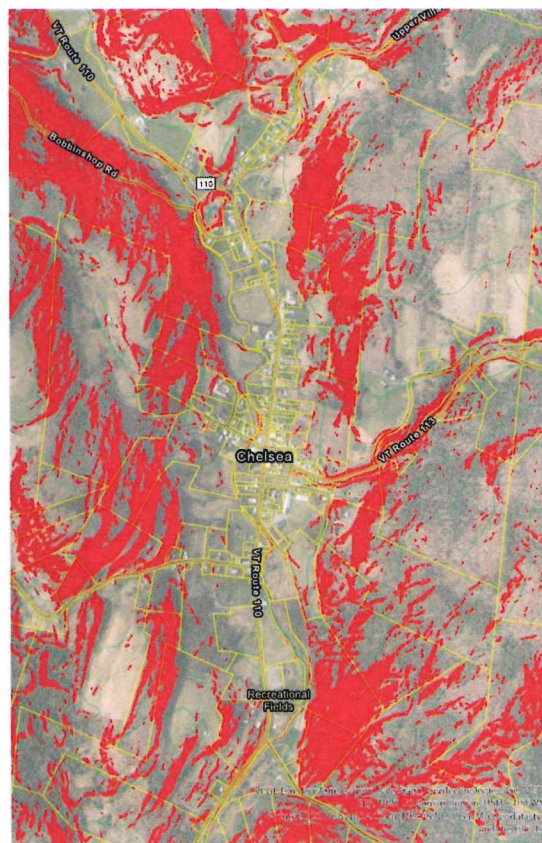
Large wetlands

Considerations in determining Village Areas

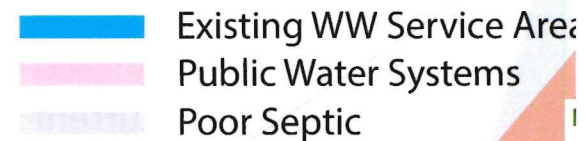
Flood-prone areas and wetlands



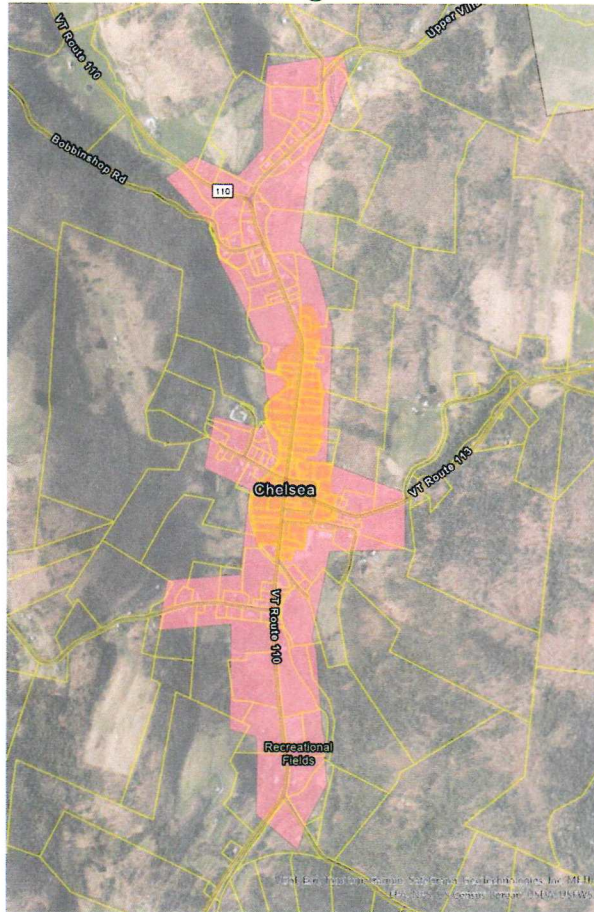
Steep slopes



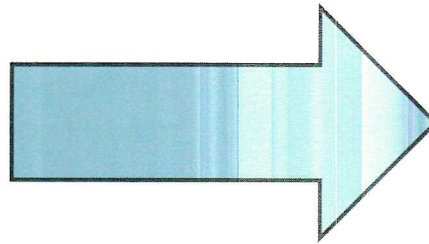
Existing infrastructure



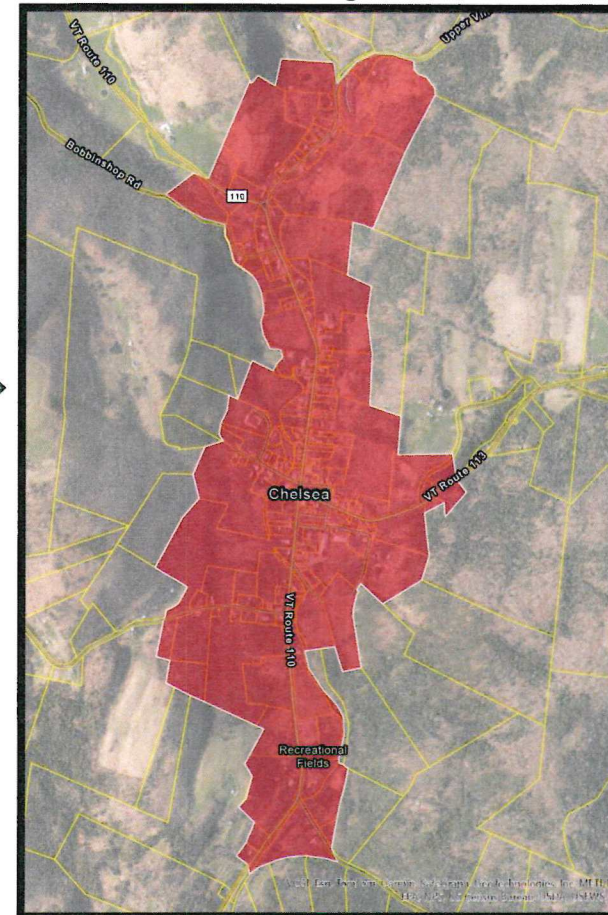
Current Village Center



Expanded Village

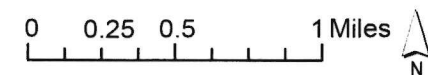


Proposed Village Center



State Designated Village
Village in Current Regional
Future Land Use Map

Expanded Village in Proposed Regional Future Land Use Map



Housing Targets

- ▶ Villages “should be planned so as to accommodate a substantial majority of housing needed to reach the housing targets developed for each region...” 24 VSA 4302
- ▶ The housing targets are disaggregated by region and further disaggregated by town
- ▶ A weighting factor is used based on the presence of infrastructure (water/wastewater), and/or access to the interstate.
- ▶ The housing targets reflect the quantity and location of desired new housing, not necessarily what will be built.

Regional
Housing Target

~3,600

780 units

21.4%

Target for
Hartford

Questions so far...