

# *2026 Town Plan Update*

Planning Commission

January 22, 2026 PUBLIC HEARING



# First, a recognition of community.

Thank you to all the town volunteers that reviewed, updated, or provided insight on a town plan section.

# *Expiration is March 6, 2026*

Pursuant **24 V.S.A. § 4385 (d)** Plans may be reviewed from time to time and may be amended in the light of new developments and changed conditions affecting the municipality. An amendment to a plan does not affect or extend the plan's expiration date.

# Municipal Plans in Vermont Are Necessary to:

- Zoning bylaws (permitting rules)
- Subdivision regulations
- Flood-hazard and other free-standing regulations
- A capital budget and program
- Act 250 applications must conform to the municipal plan
- While applications for a Section 248 Certificate of Public Good must give due consideration to energy policies adopted in the municipal plan, local plans that meet additional requirements can have a stronger role in influencing decisions of the Public Utility Commission.
- Qualify for state and federal funding sources, including: Municipal planning grants; Downtown and village tax credits (and other benefits of State designation); Bicycle and pedestrian facilities funding; Brownfield redevelopment funds; Community and economic development and affordable housing funds

# Process and Procedure

1. Following **24 VSA § 4384** , the Charlotte Planning Commission shall hold at least one public hearing on the proposed Town Plan.
2. Following **24 V.S.A. § 4385** , the Charlotte Selectboard shall hold two public hearings on the proposed Town Plan.
3. Per **24 V.S.A. § 4385(c)** A plan of a municipality or an amendment thereof shall be adopted by the voters duly warned and held as provided in 17 V.S.A. chapter 55, a municipality elects to adopt or amend municipal plans by Australian ballot.

## Next Steps

*February 9, 2026: 1<sup>st</sup> Selectboard Public Hearing on the Town Plan*

*March 2, 2026: 2<sup>nd</sup> Selectboard Public Hearing on the Town Plan and informational meeting on Town Plan*

# Purpose of the 2026 Town Plan Update

- Comply with newly enacted state statutes.
- Update demographic, social, housing, transportation, and energy related data.
- Update the implementation table to reflect strategies from the 2018 town plan that are still ongoing.
- Update maps.



# Comply with newly enacted state statutes.

**24 VSA § 4382** Future Land Use Map: compatible with the Regional Future Land Use Map



# Comply with newly enacted state statutes.

The Home Act (Act 47) established municipal housing targets.

Based on historic regional development trends, CCRPC provided low, mid, and high 2030 and 2050 housing targets. This plan establishes the low 2030 and 2050 housing target for Charlotte, which is the approximate historic average for the town.

# Comply with newly enacted state statutes.

Act 171, update language in the town plan to reference new terms “forest block” and “habitat connector” in place of 2018 language of wildlife habitat and linkages.

**24 VSA § 4302 c (10)**, add a policy on the extraction of earth resources.

# Comply with newly enacted state statutes.

Pursuant Act 174 Standards and Guidance for Enhanced Energy Plans, ensure the Plan addresses new requirements:

- The Plan must promote energy efficient and climate resilient buildings (See Standard 6.B)
- The Plan must include an evaluation of how renewable energy, distribution, transmission, energy efficiency in buildings, transportation and land use impact equity (See Act 174 standard 10). Consider using the State's Guiding Principles for a Just Transition as a framework to build equity into the Town's energy and climate goals.
- The Plan must evaluate whether forest blocks or habitat connectors are treated as possible constraints to renewable energy generation development (See Act 174 standard 13.F.)

# Update demographic, social, housing, transportation, and energy data.

2024 Charlotte Farms map (Source: The Grange and CLT)

Table 1: Population in the Town of Charlotte 1790-2020

Table 2: Population Growth in the Town, Region, and State: 1960-2020

Table 3: Racial and Ethnic Make-up of Residents

Figure 8. Charlotte's Population 1790-2020

Figure 9. Population Trends for Charlotte, Chittenden County and Vermont 1970-2020

Table 4: Total Number of Dwelling Units 2000-2020

Table 5: Market Conditions

Table 6: Vacant Units

Table 7: Homes Used Seasonally

Table 8: Types of Housing - 2023

Table 9: Median Value of Owner-Occupied Housing Units

Table 10: Owner-Occupied Housing Costs, 2023 (for homes with a mortgage)

Owner-Occupied Housing Costs, 2023 (for homes without a mortgage)

Table 11: Rental Housing Costs, 2023

Table 12: Average Housing Sale Prices in Charlotte 1986-2024

Table 13. Residential Housing Values—2024

Figure 12. Residential Building Permits Issued, Town of Charlotte, 2018-2024

Table 14: Civilian Labor Force

Figure 13. Educational Attainment, Charlotte

Table 16: Employment

Table 17: Wages and Earnings



## Update demographic, social, housing, transportation, and energy data.

Table 18: Population Density (Persons per Square Mile)

Table 19: Charlotte Central School Enrollment Trends, 1980-2025

Table 20: Emergency Response Volunteers for Charlotte

Table 21: Emergency Responses, CVFRS 2009-2025

Table 22: Grand List and Tax Rates

Table 24: Wastewater and Potable Water Supply Permits Issued

Table 25: Traffic Volumes on major roadways, 2024

Table 27: Current Household Transportation Energy Use in Charlotte,

Table 28: Home Heating by Fuel Type in Charlotte

Table 29: Residential Energy Efficiency Projects

Table 30: Electrical Energy Use in Charlotte (kWH)

Table 31: Existing Renewable Electricity Generation

Table 32: Existing Renewable Generation by System Size and Program

Table 33: Projected Light Duty Vehicle (LDV) Transportation Energy Demand

Table 34: Projected Commercial Thermal Energy Use, 2025-2050

Table 35: Projected Residential Thermal Energy Use, 2025-2050

Table 36: Electric Efficiency Targets, kilowatt hours (kWh)

Table 37: Land Available for Wind and Solar Generation

Table 38: Estimated Renewable Electricity Generation Potential

Table 39: New Renewable Electricity Generation Targets in Megawatt hours (MWh)

Table 40: Charlotte's Conserved Land

Figure 14. Existing Land Use, 2025

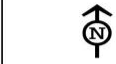


Update the implementation table to reflect strategies from the 2018 town plan that are still ongoing.

## Update Maps.

- Future Land Use Map
- Trail Vision Map
- Energy Maps

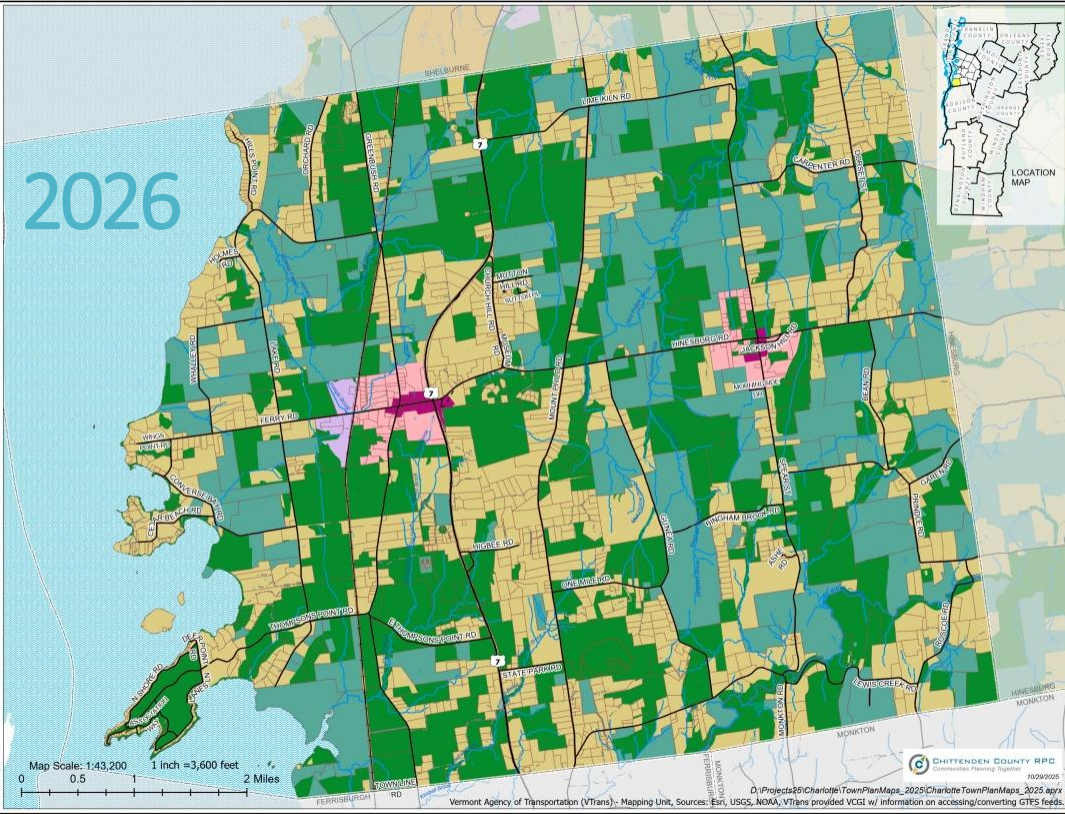
**Map 12  
Future Land Use  
Charlotte, Vermont**



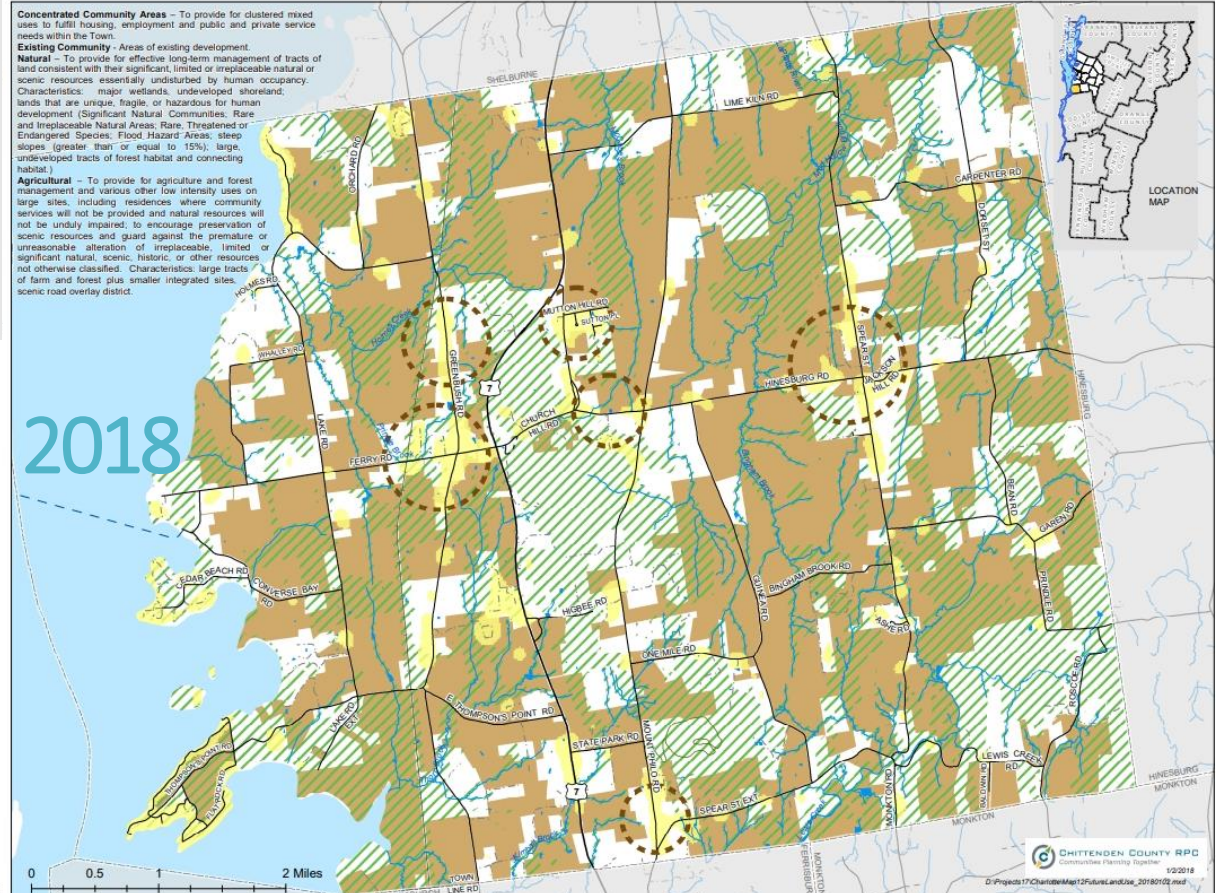
- Legend**
- US/State Highway
  - Town Highway Class 2 or 3
  - Town Highway Class 4
  - State Forest Highway
  - Legal Trail
  - Private
  - Railroad
  - Ferry Route
  - River / Stream
  - Lake / Pond
  - Tax Parcel Boundary

- Future Land Use Areas**
- Downtown Center
  - Village Center
  - Planned Growth Area
  - Village Area
  - Enterprise
  - Transition or Infill
  - Hamlet
  - Rural General
  - Resource Based Recreation
  - Rura Ag or Forestry
  - Rural Conservation
  - Special Use

**Sources:**  
 Parcel Boundary - VCGI, 2020  
 Future Land Use - VCGI, 2020  
 Road - Vermont Agency of Transportation (VTtrans), 2019  
 River - VT Hydrography Dataset, VGH, 2020  
 Lake - VT Hydrography Dataset, VGH, 2020  
 Map created by P. Bergeron, M. Havelle and D. Schiller using ArcGIS Pro. All data in State Plane Coordinate System, NAD 1983.  
 Disclaimer: The accuracy of information presented is determined by its source. Errors and omissions may exist. The Chittenden County Regional Planning Commission is not responsible for these. Questions of the ground conditions should be resolved by site inspections and/or surveys by registered surveyors. This map is not sufficient for delineation of boundaries on the ground. This map identifies the potential of historic and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.



# Future Land Use Maps 2026 & 2018



2018

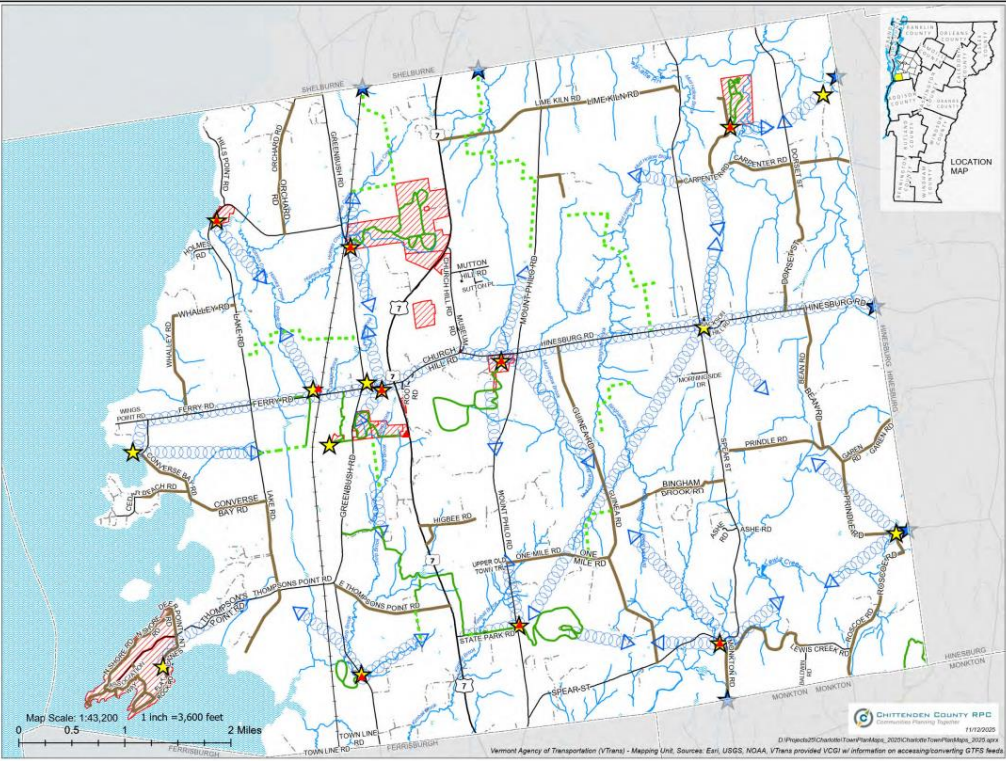
- Existing Community**
- Existing Community
  - Natural
  - Agricultural
  - Not Classified
- Road Class**
- US/State Highway
  - Town Highway Class 2 or 3
  - Town Highway Class 4
  - State Forest Highway
  - Legal Trail
  - Private
  - Railroad
  - Ferry Route
  - River/Stream
  - Lake Champlain

**Sources:**  
 Community, Ag, & Natural developed by McCurtin, 2016. Land use information developed by McCurtin, 2016. Questions of the ground conditions should be resolved by site inspections and/or surveys by registered surveyors. This map is not sufficient for delineation of boundaries on the ground. This map identifies the potential of historic and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.  
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# Trails Map 2026 & 2018

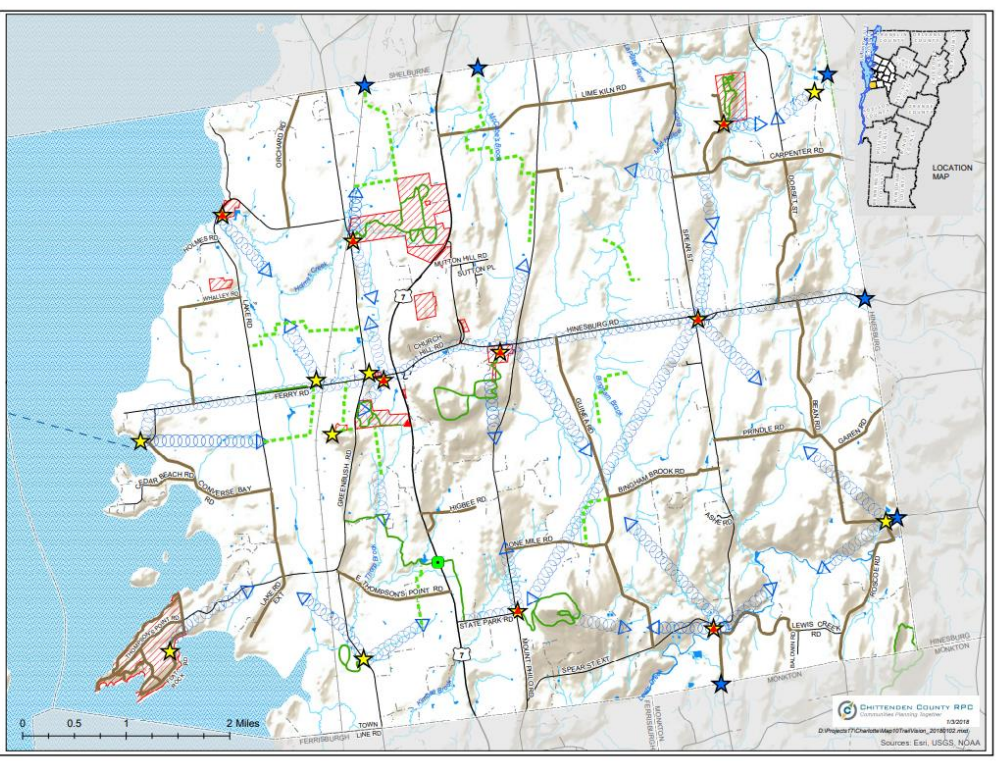
**Map 10  
Trail Vision Map  
Charlotte, Vermont**

- Legend**
- ★ Destination Point
  - ▲ Potential Trailhead Parking
  - ★ Potential Regional Linkage
  - Trail Goal
  - Dirt Road
  - Ferry Route
  - Railroad
  - US/State Highway
  - Town Highway Class 2 or 3
  - Town Highway Class 4
  - State Forest Highway
  - Legal Trail
  - Private
  - River / Stream
  - Lake / Pond
- TrailEasements20251112  
stage\_of\_construction**
- Public Trail
  - Public Trail on Private Land
  - Trail Easement
  - Town Owned Land



**Map 10  
Trail Vision Map  
Charlotte, Vermont**

- Legend**
- Pedestrian Underpass
  - ★ Destination Point
  - ▲ Potential Trailhead Parking
  - ★ Potential Regional Linkage
  - Trail Goal
  - Public Trail
  - Trail Easement
  - Unpaved Road
  - US/State Highway
  - Town Highway Class 2 or 3
  - State Forest Highway
  - Legal Trail
  - Private
  - Railroad
  - Ferry Route
  - River/Stream
  - Lake/Champlain
  - Town Owned Land



Source:  
Trail Data - 2008 Trail Vision Map, updated by CCRPC 2018  
Parcel Boundary - VDOT, 2022  
Road Centerline - VTrans / VDOT, 2022  
Ferry - Public Transit Routes, GTR / VDOT, 2018  
Water - VT Hydrography Dataset / VDOT, 2022  
Map created by P. Dangas, M. Healds and D. Schaefer using ArcGIS Pro. All data is in State Plane Coordinate System, NAD 83.  
Disclaimer: The accuracy of information presented is determined by its sources. Errors and omissions may occur. The Chittenden County Regional Planning Commission is not responsible for them. Questions of title or other location can be resolved by one responsible party survey to registered boundaries. This map is not sufficient for delineation of features and boundaries. This map identifies the location of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.

Map Scale: 1:43,200 1 inch = 3,600 feet

Chittenden County RPC  
Chittenden Planning Region  
7/1/2025  
D:\Projects\Chittenden\Trail\TrailMap\_2026\ChittendenTrailMap\_2026.aprx  
Vermont Agency of Transportation (VTrans) - Mapping Unit, Sources: Esri, USGS, NOAA, VTrans provided VDOT w/ information on accessing boundary, GTRs, roads

Source:  
Trail Data - 2008 Trail Vision Map, updated by CCRPC 2018  
Parcel Boundary - VDOT, 2022  
Road Centerline - VTrans / VDOT, 2022  
Ferry - Public Transit Routes, GTR / VDOT, 2018  
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Map Scale: 1:43,200 1 inch = 3,600 feet

Chittenden County RPC  
Chittenden Planning Region  
12/2018  
D:\Projects\Chittenden\Trail\TrailMap\_2018\TrailMap\_2018.aprx  
Sources: Esri, USGS, NOAA

# Potential Solar Energy Resources

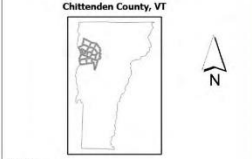
## 2026 & 2018

### Solar Energy Resources

Charlotte, Vermont  
Act 174 - The Energy Development  
Improvement Act of 2016

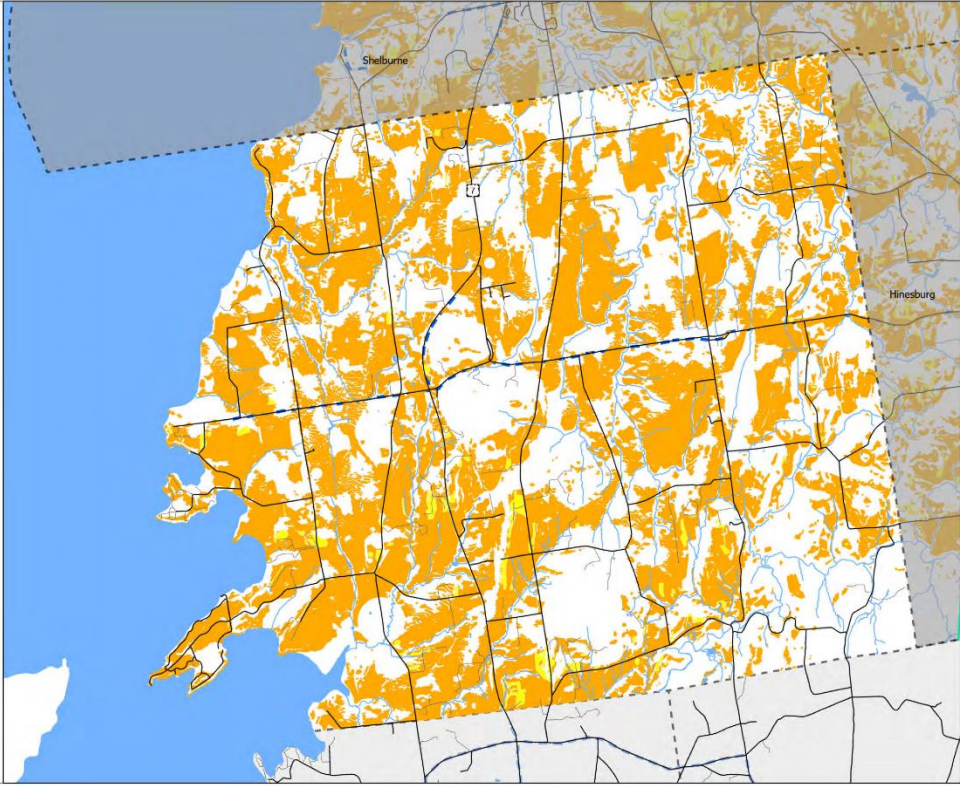
- Stream or River Centerline
- Lake or Pond
- Municipal Boundary
- VT 3-Phase-Power (Generalized) for Planning
- Prime Solar: Areas with high solar potential and no state/local known + possible constraints
- Base Solar: Areas with high solar potential + a presence of state/local possible constraints
- VELCO Transmission

0 0.5 1 2 Miles



Sources:  
Solar Energy VCGI, CORPC 2023  
Disclaimer:  
The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Chittenden County Regional Planning Commission is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by registered surveyor. This map is not sufficient for delineation of features on the ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.

Date: 5/1/2025  
Document Path: D:\Projects\RECCOS\Energy\Map\charlotte\_VT\Map\_Municipality.aprx



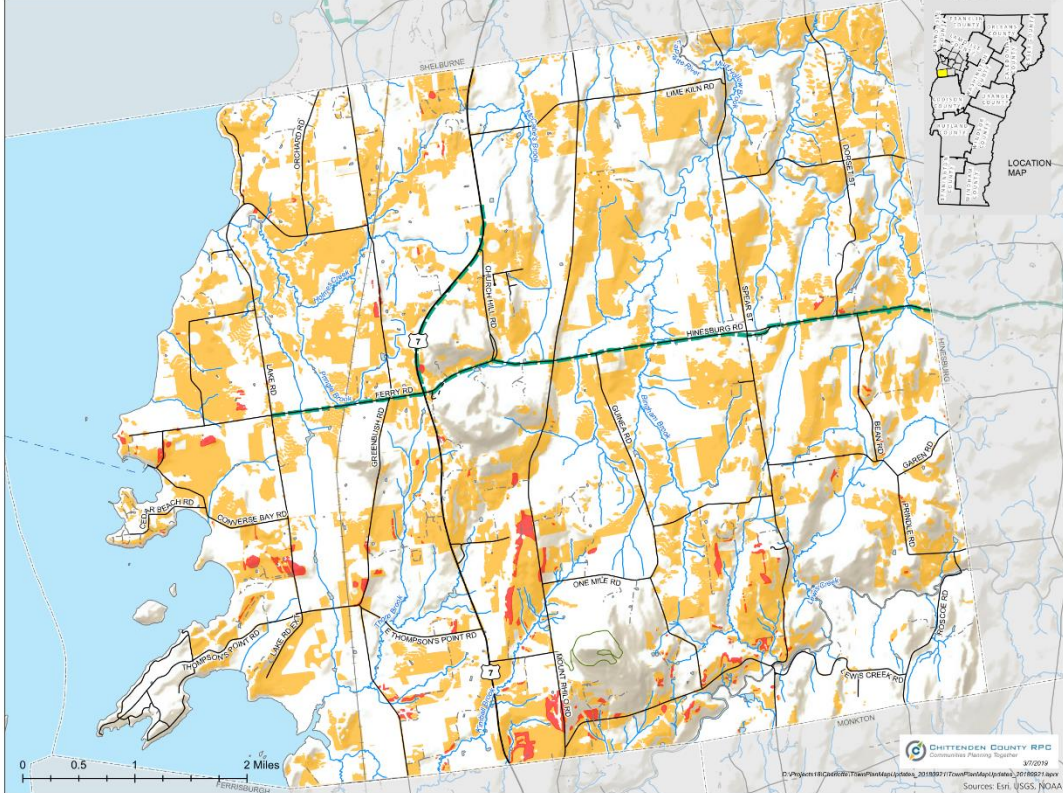
### Map 15 Potential Solar Energy Resource Areas Charlotte, Vermont

1:43,200

- Legend
- 3 Phase Power Lines
  - Prime Solar: Solar potential and free from state/local known and possible constraints
  - Base Solar: Solar potential and a presence of state/local possible constraints

Note: There may be areas not symbolized on this map that have solar potential.

Sources:  
Solar Energy VCGI, CORPC 2023  
Disclaimer:  
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# Potential Wind Energy Resources

## 2026 & 2018

204 of 576  
Wind Energy Resources

Charlotte, Vermont  
Act 174 - The Energy Development  
Improvement Act of 2016

- Stream or River Centerline
- Lake or Pond
- VT 3-Phase Power (Generalized) for Planning
- Transmission Lines
- Municipal Boundary
- VELCO Transmission
- Base Wind: Areas with high wind potential and a presence of state/local possible constraints
- Prime Wind: Areas with high wind potential and no state/local known or possible constraints

0 0.5 1 2 Miles

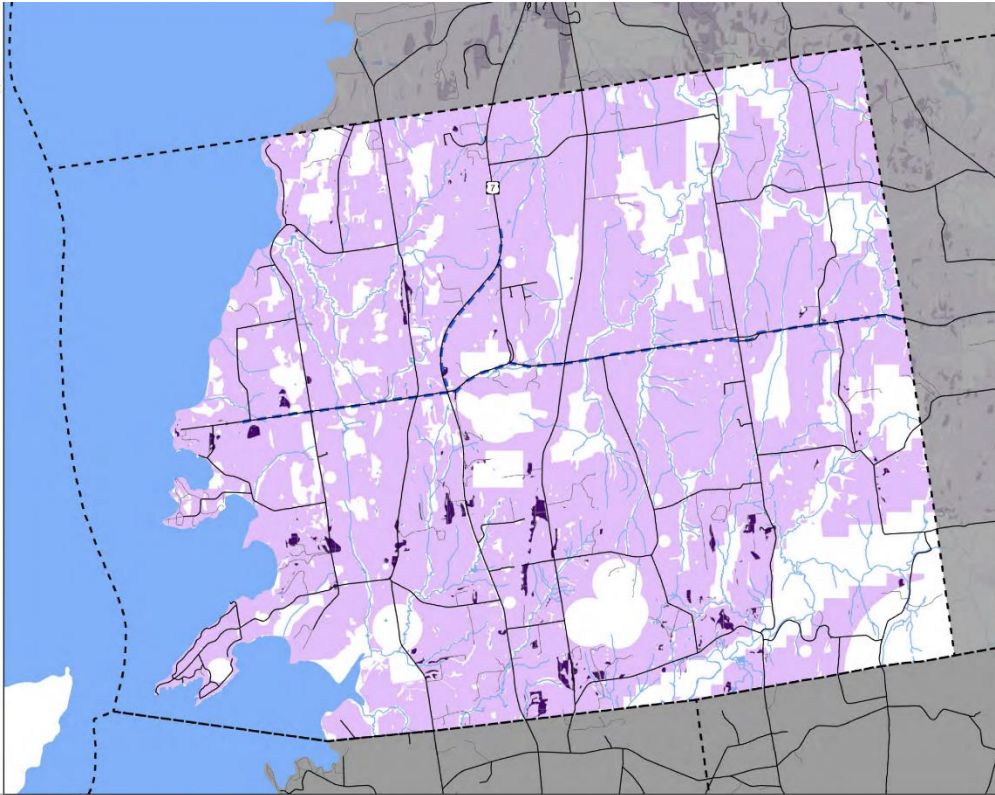
Chittenden County, VT



Sources:  
Solar Energy VGOI, CCRPC 2023  
Disclaimer:  
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Date: 5/1/2025

Document Path: D:\projects\2025\Energy\Mapa\Solar\_Wind\Mapa\_Municipality.aprx



1 of 1

Map 16  
Potential Wind  
Energy Resource  
Areas  
Charlotte, Vermont

1:43,200

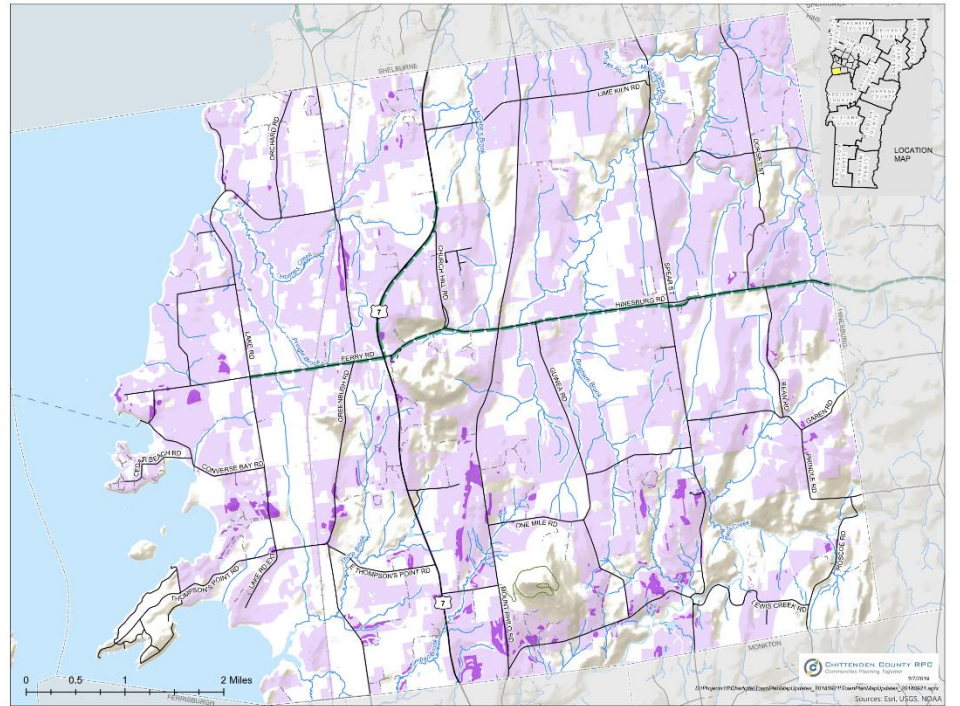


Legend

- 3 Phase Power Lines
- Prime Wind: Wind potential and free from state/local known and possible constraints
- Base Wind: Wind potential and a presence of state/local possible constraints
- Lake Champlain

Note: There may be areas not symbolized on this map that have wind potential.

Source:  
Chittenden County  
CCRPC 2023  
Disclaimer:  
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CHITTENDEN COUNTY RPD  
COMMUNITY PLANNING SYSTEM  
30004  
Sources: Esri, USGS, NOAA

# *Comment Period*

