IECI TECHNICAL REPORT

APPENDIX B

Land Use Inputs to the Chittenden County Transportation Model: Update to the ALU File and Development of the PER File

Circ-Williston EIS

Land Use Inputs to the Chittenden County Transportation Model: Update to the ALU file and Development of the PER file

This memo describes the process for updating the allowable land use (ALU) inputs for the Chittenden County Transportation Model and the results of the methods employed. The memo also describes the development of the permitted land use (PER) inputs to the transportation model. These files are required for the operation of the Land Use Allocation Module (LUAM), a component of the transportation model.

LUAM will be used in the Circ-Williston EIS to allocate the county forecast for households and employment to traffic analysis zones (TAZs)—sub-areas of the Towns that represent the base level of geography in the transportation model. The basis for this land use allocation is the availability of vacant developable land in each TAZ and accessibility via the transportation network to other TAZs in the county. LUAM allocates households and employment in five-year steps from the base year (2000) to the forecast year (2030). In each step, changes in accessibility due to improvements in transportation system or congestion attributable to growth and new development patterns in the previous step is factored in to the allocation. LUAM will be used to develop the land use forecast for the No-Build future condition and future land use conditions for each of the Build Alternatives evaluated in the EIS. Results of LUAM for each Build Alternative will then be compared to the No-Build future to determine the land use effects of changes in regional and local accessibility brought about by the proposed transportation improvements.

The purpose, usage, and development of information for these LUAM input files is outlined below.

1.0 DEVELOPMENT OF THE ALU FILE

The purpose of the ALU file is to establish an upper limit on the allocation of households and employment to each TAZ. The cap represents the development capacity of the TAZ given the amount of land in the zone, density constraints reflected in the zoning designation of that land, density constraints related to on-site sewage disposal, natural constraints such as surface waters and wetlands, and conserved lands and open space.

The development of the ALU file for the Circ-Williston EIS file can be based on one of two methods for estimating the build-out capacity of lands in the county—a method developed by the Chittenden County Metropolitan Planning Organization (CCMPO) that considers zoning and full development constraints (e.g., buffers around waterbodies), and the method used for Regional Build-out Analysis (RBA) conducted by the Chittenden County Regional Planning Commission (CCRPC) in 2003. The RBA methodology considers partial constraints to development (e.g., prime agricultural soils and soil suitability for septic systems).

The ALU file was last updated using the MPO's methodology in 2004. At that time CCMPO developed a comparison between the updated ALU file and the RBA. This comparison is shown in Table 1-1. It indicates that for housing units, overall, and in most instances at the town-level, the RBA method provides lower estimates of capacity than the basic method for developing the ALU file. CCRPC indicated at a recent meeting (January 10, 2006) that the most likely reason for this difference lies in the parcel level calculation of development capacity and the more comprehensive accounting of natural environmental constraints in the RBA framework.

Table 1-1:

Comparison of 2003 Regional Build-out Results with 2004 Allowable Land Use Update

January 5, 2006

Residential Development Comparison of 2003 CCRPC Regional Build-Out results with 2004 Allowable Land Use

TOWN	TOTAL RBA Residential Development Potential (Dwelling Units)		2004 ALU Allowable Households	Percent Difference (RBA vs 2004 ALU)
Bolton	2,069	Bolton	1,906	-7.9%
Burlington	28,792	Burlington	40,809	41.7%
Charlotte	1,856	Charlotte	3,075	65.7%
Colchester	12,718	Colchester	18,028	41.8%
Essex Jct + Twn	13,340	Essex Jct + Twn	20,191	51.4%
Hinesburg	3,606	Hinesburg	7,179	99.1%
Huntington	1,642	Huntington	3,555	116.5%
Jericho	2,459	Jericho	4,030	63.9%
Milton	6,686	Milton	10,908	63.1%
Richmond	5,694	Richmond	12,150	113.4%
Shelburne	4,199	Shelburne	4,864	15.8%
So. Burlington	11,003	South Burlington	45,623	314.6%
St. George	753	St George	403	-46.5%
Underhill	2,194	Underhill	3,970	80.9%
Westford	1,418	Westford	2,405	69.6%
Williston	7,860	Williston	14,281	81.7%
Winooski	3,689	Winooski	3,970	7.6%
		Buels Gore	26	
COUNTY	**109,978**		**197,373**	79.5%

Non-Residential Development Comparison of 2003 CCRPC Regional Build-Out results with 2004 Allowable Land Use

TOWN	TOTAL RBA Non-Residential Development Potential (Square Footage)	RBA Employees (1 emp per 550 S.F.)		2004 ALU Total Allowable Employment	Percent Difference (RBA vs 2004 ALU)
Bolton	1,812,138	3,295	Bolton	138	-95.8%
Burlington	24,077,203	43,777	Burlington	58,053	32.6%
Charlotte	565,387	1,028	Charlotte	534	-48.1%
Colchester	30,877,392	56,141	Colchester	36,451	-35.1%
Essex Jct + Twn	40,458,033	73,560	Essex	82,685	12.4%
Hinesburg	3,007,931	5,469	Hinesburg	4,735	-13.4%
Huntington	758,766	1,380	Huntington	450	-67.4%
Jericho	1,218,098	2,215	Jericho	1,087	-50.9%
Milton	18,934,831	34,427	Milton	29,295	-14.9%
Richmond	1,238,539	2,252	Richmond	2,326	3.3%
Shelburne	5,734,222	10,426	Shelburne	6,474	-37.9%
So. Burlington	33,492,998	60,896	South Burlington	54,059	-11.2%
St. George	176,891	322	St George	61	-81.0%
Underhill	1,157,141	2,104	Underhill	3,024	43.7%
Westford	2,036,272	3,702	Westford	207	-94.4%
Williston	28,263,035	51,387	Williston	43,061	-16.2%
Winooski	3,962,516	7,205	Winooski	21,016	191.7%
			Buels Gore	0	
COUNTY	197,771,393	**359,584**		**343,656**	-4.4%

Sources: RBA Build-out results from Tables 2 and 3 of August 29, 2003 Chittenden County Regional Build-out Analysis Project Report; ALU data from ALU_2004_with_03_01_04_revised_zoning.xls spreadsheet file prepared by CCRPC. The Regional Build-out results shown in this table reflect development potential under the 2002 on-site septic rules.
CCRPC, January 2006.

Because the RBA reflects parcel-level details and environmental constraints not captured in the traditional ALU update process, Berger anticipates that use of the RBA results, with modifications to account for changes in zoning, conserved land, and sewer areas in place after completion of the RBA, will form the best basis for constraints inputs to LUAM. Consultations with CCRPC have indicated that a full update of the RBA to reflect current conditions for all the input parameters would be too complex and time-consuming to be appropriate for the Circ-Williston EIS given the constraints of project schedule and budget, however.

In order to utilize RBA results and account for updated information, the consultant team in coordination with CCRPC/CCMPO, developed a method to adjust the RBA results based on a comparison of two versions of the ALU file: a Base Condition that uses the input data used in development of the RBA and a 2005 Condition that uses the latest available data. Comparison of the two conditions allows the 2003 RBA results for each TAZ to be scaled up or down depending on current zoning and other development constraints. The result is the use of the RBA estimates for residential and employment capacity for those Towns and Traffic Analysis Zones (TAZs) where zoning and other constraints to development have not changed since development of the RBA, and use of adjusted estimates for those areas where zoning ordinance changes, conserved lands, and sewer-service areas have resulted in increases or decreases in overall capacity for development.

1.1 METHODOLOGY

Because the basis for estimation of residential and employment capacities in the RBA involves the use of different input parameters and calculations than those used for the ALU, direct comparison of results for purposes of adjusting the RBA is difficult. To establish a basis for comparison with the RBA, Berger undertook an update to the ALU file using the methodology outlined below. To ensure that the steps can be clearly followed, evaluated, and adjusted as necessary, Berger performed the calculation in spreadsheet cells—the VisualBasic macro embedded in the ALU spreadsheet developed by CCMPO consulted but not used directly.

Estimation of the ALU file was conducted for two different sets of input assumptions:

- *Base Condition* – A Parcel-based GIS file containing information on area, and zoning designation (BuildoutSoils02.shp) was used to establish the basis for comparison. This GIS file was supplied by CCRPC and represents the base geography for the RBA. Information used in the calculation of allowable residential and employment densities was obtained from RBA technical documentation (Appendix D – Zoning Parameters).
- *2005 Condition* – Zoning boundaries and density parameters for 2005 were based on information provided by CCRPC in two files: a database of zoning districts and key parameters (ZoningTable2005_update.xls) and a GIS shapefile of zoning district boundaries within the county (Zoning122005.shp). To ensure a uniform geographic base for the comparison, the 2005 zoning boundary file was joined to

the BuildoutSoils02 file so that the 2005 zoning district assignment for each parcel could be identified.[1]

Prior to evaluating the effects of zoning changes between the Base Condition and 2005 Condition, several procedures were conducted in GIS, as outlined below, to account for factors that constrain development.

- *Sewer Service Area* – The sewer service area used as an input for the RBA (ssa02.shp) was used to delineate the extent of sewer service for the Base condition. For the 2005 condition, an updated GIS boundary file supplied by CCRPC was used (ssa05.shp).
- *Soils Suitable for Septic* – Beyond the sewer service area the suitability of soils for on-site septic systems is a key determinant of potential development capacity. Soil types were determined through use of the GeologicSoils_ONSITE 2005A GIS dataset obtained from the Vermont Center for Geographic Information (VCGI).[2] The dataset contains polygons for soil type groups aggregating to five major categories: Class I - Well Suited, Class II - Moderately Suited, Class III - Marginally Suited, Class IV - Not Suited, Class V - Not Rated. These classifications represent state standards for onsite sewerage disposal as of August 16, 2002.
- *Conserved Lands* – A GIS dataset representing conserved land holdings by public agencies and private individuals (Vermont Conserved Lands Database-conspir04.shp) was obtained from CCRPC for use in excluding these lands from the buildable acreage for the 2005 condition. For the RBA condition, the GIS database used as an input to the RBA was supplied by CCRPC (conspro00.shp).
- *Open Space* – In addition to conserved lands, the RBA removes several types of open space from the developable lands inventory. The RBA documentation indicates that the following features were selected from a 1999 open space dataset for use in the RBA: camping areas; beach access; picnicking; natural or scenic areas; schools with playlots; homeowner association common lands; and church, synagogue, cemeteries. Because the input data to the RBA was no longer available from CCRPC, open space was determined by comparing the OsPlusCons feature class from the RBA spatial data (BuildoutSoils02.shp) to the 2000 Conserved Lands data (conspro00.shp)—creating a new open space layer by clipping the conserved lands polygons from the combined layer. Open Space in the 2005

[1] The zoning boundaries for 2005 did not align precisely with the parcel boundaries in the RBA file. Berger examined the results through automated queries to identify and eliminate sliver polygons resulting from this misalignment so that the parcel's predominant zoning district designation for 2005 could be identified. This ensures that in towns where zoning district boundaries have not changed, the acreage in each district is identical for the base and 2005 conditions. Where there are inconsistencies between the zoning parameters for the RBA and those in the 2005 zoning table for towns where it is known that zoning ordinances have not changed, the 2005 parameters were used to ensure that calculated capacities in those areas are identical for the base and 2005 conditions.

[2] The consultant team also examined the soil classification assumptions used in development of the RBA to check for consistency with the most recent classification information. The analysis found small differences in classification between types II and III (less than 1.5%) and III and V (0.6%) that overall would not have a major effect on the density assumptions between the Base conditions and 2005 condition.

conditions was derived by selecting the categories of open space outlined above from a dataset provided by CCRPC (OpenSpace041603.shp).

- *Surface Waters and Wetlands* – Using wetland data obtained from the VCGI, Berger created buffers of wetlands (50 feet for all palustrine, riverine, and lucastrine wetlands) and surface waters (100 feet).

In a stepwise fashion, each of the GIS datasets indicated above were unioned with the parcel base file. The result was a GIS dataset containing discrete polygons for each soil type within each parcel within each zoning district. In addition to soil type, and zoning designation (Base and 2005), each polygon record has attributes for the following indicators: sewer or septic; conserved or not conserved; within or outside surface water or wetlands buffer. After these datasets were compiled one last union file was created:

- *TAZ Boundary Overlay* – TAZ boundaries obtained from CCMPO (20050513_ccmpo_tazs.shp) were joined with the unioned dataset described above so that each polygon would have a TAZ number attribute for aggregation and analysis at the TAZ level.[3]

Once a dataset with the appropriate attributes was assembled in GIS, the data was aggregated to zoning district designations within TAZs so that zoning parameters could be joined to district designations to calculate residential and employment capacities. The following steps were employed in the calculations.

- In each zoning district within each TAZ, the aggregate area for the following parameters was calculated (summing to total area for the zoning district):
    - Acreage in Conservation or Wetland/Surface Water Buffer (not developable)
    - Acreage in Sewer Service Area
    - Acreage in Soil Types I and II
    - Acreage in Soil Type III
    - Acreage in Soil Types IV and V
- Zoning district designations in each TAZ, were matched to corresponding zoning parameters through the use of lookup tables. The parameters included:
    - Residential Density – allowable residential density per acre in each zoning district was calculated from the minimum lot size (1 / min. lot size) contained in the RBA zoning parameter table and the 2005 zoning parameter table.[4]

[3] Because the extent of the some of the layers did not correspond with the size of the TAZ layer, "sliver" polygons were created at the edge of the county which had no TAZ number associated with them. These polygons representing a minimal total acreage were deleted from the table.

[4] RBA zoning parameters from "Appendix D – Zoning Parameters," *Chittenden County Regional Build-out Analysis Project Report*, August 29, 2003; Zoning parameters for 2005 from ZoningTable2005_update.xls provided by CCRPC.

- Percent Residential – the percentage of residential use likely to be developed in each zone was obtained directly from the zoning parameter tables for the RBA and 2005 with a 1 (all residential) or 0 (no residential) for single use zones and a fractional value for mixed use zones.[5]
- Non-Residential Density – allowable commercial density expressed in square footage per acre was calculated from the zoning parameter tables using the formula employed in previous ALU estimates:

$$\frac{\text{Maximum Building Coverage} * \text{Height Limit}}{[1 + (\text{Parking Ratio}/\text{Parking Level}) * \text{Height Limit}]}$$

  Where maximum building coverage was not listed in the zoning table the more restrictive of maximum lot coverage or a specified FAR was used.
- Percent Non-Residential – percent non-residential is calculated from the zoning tables (1 - percent residential).
- Build Factors (Septic and Sewer) – to incorporate a deduction for irregular lot dimensions, unusable space, internal circulation, etc., a reduction factor of 0.85 for sewer areas and 0.80 for septic areas was applied to each zoning district area.[6]
- Density Calculations for Septic Areas – to allow for regulations governing on-site sewerage disposal for varying soil type categories, lookup tables allowed for application of alternate allowable densities in septic areas corresponding to the process used in the ALU macro. The lesser of the zoning district density or the on-site density was applied as follows:[7]
  - For acreage with soil types I and II: 2 residential units per acre or 6000 sq. ft. commercial
  - For acreage with soil type III: 0.2 residential units per acre or 1000 sq. ft. commercial
  - For acreage with soil types IV and V: 0.1 residential units per acre or 500 sq. ft. commercial

The parameters above are applied to the area of each zoning district in each TAZ according to the following calculation developed by the consultant team based on the CCMPO ALU macro:

Residential Development Potential =

(Sewer Service Acreage * Pct Residential * Build Factor Sewer * Zoning Density) +
(Soils I and II Acreage * Pct Residential * Build Factor Sewer * Lesser of Septic/Zoning Density) +
(Soils III Acreage * Pct Residential * Build Factor Sewer * Lesser of Septic/Zoning Density) +
(Soils IV and V Acreage * Pct Residential * Build Factor Sewer * Lesser of Septic/Zoning Density)

[5] For consistency with the RBA the residential and commercial percentage for mixed and single use zones were taken from the zoning table—the global adjustment employed by the ALU macro for central business district zones was not implemented.

[6] CCRPC has indicated that zoning district specific build factors had not been updated for 2005 so these simplified assumptions derived from the CCMPO ALU macro were used for both conditions.

[7] Assumptions for development densities by soil classification were derived from the CCMPO ALU macro.

Commercial Floor Area Potential =

(Sewer Service Acreage * Pct Commercial * Build Factor Sewer * Zoning Density) +
(Soils I and II Acreage * Pct Commercial * Build Factor Septic * Lesser of Septic/Zoning Density) +
(Soils III Acreage * Pct Commercial * Build Factor Septic * Lesser of Septic/Zoning Density) +
(Soils IV and V Acreage * Pct Commercial * Build Factor Septic * Lesser of Septic/Zoning Density)

Employment Potential = Commercial Floor Area Potential/550 sq. ft. per employee[8]

Once calculations of residential and employment capacity have been made for each zone for the 2005 condition and the base condition, the estimates from the two time periods are compared and the percentage difference between the two is calculated. The following steps were involved.

- Since TAZ boundaries have changed somewhat since the completion of the RBA, totals by TAZ were estimated by joining the 2005 TAZ boundaries with the BuildoutSoils02.shp and totaling the parcel-based capacity estimates by TAZ.
- The percentage difference between the 2005 condition and the base condition is then applied to increase or decrease the RBA estimate by TAZ for household or employment capacity to account for change noted between the base capacity and the 2005 capacity. With this method, TAZs in areas that have not undergone changes in zoning, or development constraints since completion of the RBA will retain the original RBA values.
- Employment potential for the retail and non-retail categories necessary as inputs to the travel model were estimated by applying the current percentage of these categories of employment from the LUX file[9]:

Retail Potential = Adjusted RBA Employment Potential *
(MED_HIGH_00 + HIGH_00)/EMP_00)

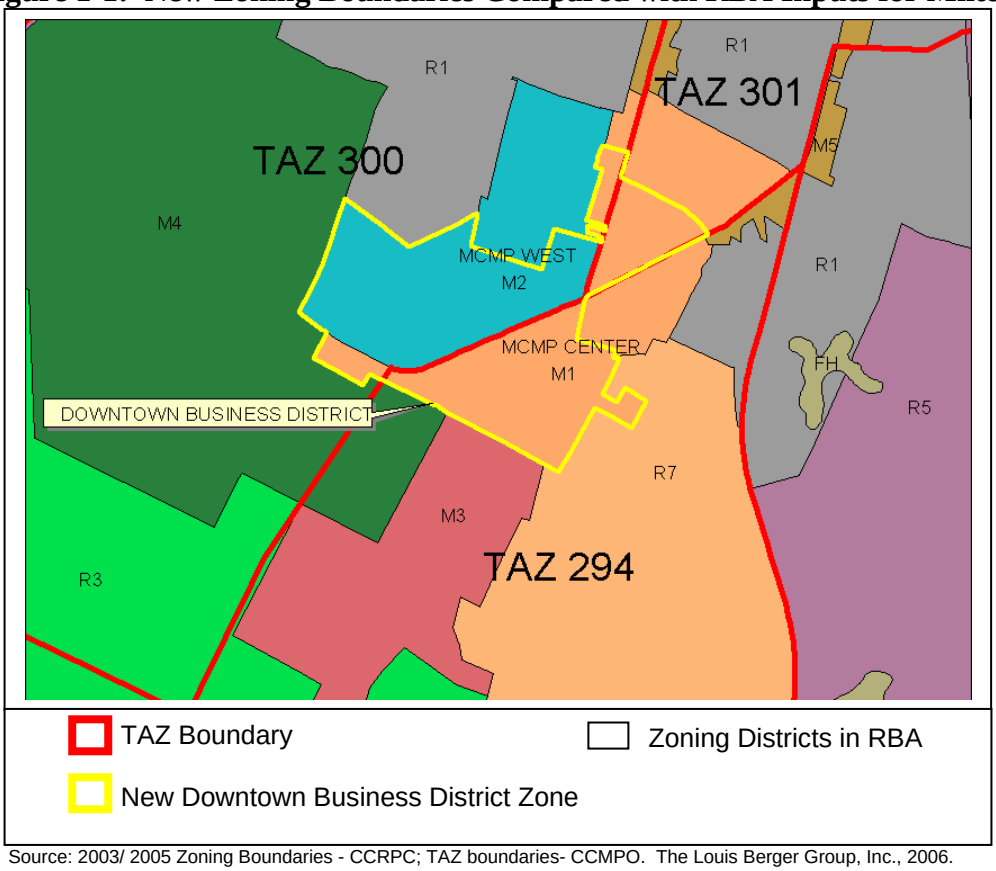
Non-Retail Potential = Employment Potential – Retail Potential

1.2 EXAMPLE: TAZ 300 IN MILTON

To further illustrate the application of the methodology outlined above, an example of the estimates for one TAZ (TAZ 300) in Milton is presented below. Figure 1-1 illustrates the difference between the latest zoning district classifications in Milton (November 28, 2005 zoning ordinance amendment) and the zoning boundaries used as inputs to the RBA. The primary change is the creation of a new Downtown Business District from lands formerly designated M2 (Milton Crossroads Marketplace West) and M1 (Milton Crossroads Marketplace Center).

[8] Assumptions for commercial square footage per employee derived from the CCMPO ALU macro: 20010810_Calculate _ALU_Visual_Basic_Macro_Code.txt.
[9] Where there is no retail employment in the LUX file for the TAZ, a split of 0.20 retail and 0.80 non-retail is assumed as indicated in the CCMPO ALU macro.

Figure 1-1: New Zoning Boundaries Compared with RBA Inputs for Milton



Source: 2003/ 2005 Zoning Boundaries - CCRPC; TAZ boundaries- CCMPO. The Louis Berger Group, Inc., 2006.

The addition of the new zoning district allows for additional housing density in this portion of TAZ300 increasing the number of allowable units by 96 as outlined in Table 1-2.

Table 1-2: Zoning District and Allowable Units in Portion of TAZ 300

Zoning District	Base Unconstrained Acreage	2005 Unconstrained Acreage	Residential Density	Est. Base Units	Est. 2005 Units
M1	15.2	3.2	9.1	59	13
M2	142.8	51.6	2.2	79	29
DB1	-	103.2	9.1	-	160
Total	158.0	158.0	-	138	202

Source: The Louis Berger Group, Inc., 2006.

Employment density increases as well as the new downtown business district zone allows a higher floor area ratio (FAR) for areas that were formally in the M1 zoning district. This increase in density amounts to capacity for an additional 1,000 employees.

Changes in density assumptions for the M4 and I2 districts account for additional differences in the estimated capacity for households and employment from the base year to 2005. The total difference in terms of residential units is 474 units or 46 percent. Tables 1-3 and 1-4 present the basis for the calculation by zoning district.

Table 1-3: TAZ 300 Capacity Estimates, Base Zoning

Base Zoning District	Total Acres	Unconst Acres	Sewer Service Acres	Soil Types I and II Acres	Soil Type III Acres	Soil Types IV and V Acres	% Res	Res Density (Units/Ac)	Housing Unit Capacity	% Non Res	Non Res Density (SF/Ac)	Employment Capacity
MILT_C1	0	0	0	0	0	0	0.00	1.1	0	1.00	6,323	0
MILT_FH	53	0	0	0	0	0	0.00	0.0	0	0.00	0	0
MILT_I2	0	0	0	0	0	0	0.00	0.4	0	1.00	19,218	10
MILT_M1	15	15	15	0	0	0	0.50	9.1	59	0.50	34,848	410
MILT_M2	143	143	143	0	0	0	0.30	2.2	79	0.70	26,806	4,142
MILT_M4	550	412	253	127	1	31	0.40	2.2	269	0.60	20,499	5,489
MILT_M5	21	17	17	0	0	0	0.70	4.3	44	0.30	18,669	147
MILT_M6	0	0	0	0	0	0	0.70	4.3	0	0.30	18,669	0
MILT_R1	242	207	111	84	0	12	1.00	4.3	544	0.00	0	0
MILT_R3	268	230	0	60	30	141	1.00	0.4	33	0.00	0	0
MILT_R5	6	6	0	2	1	3	1.00	0.1	0	0.00	0	0
TAZ 300 Total	1,298	1,030	539	272	32	187	0.51	2.6	1,029	0.40	145,031	10,198

Source: The Louis Berger Group, Inc., 2006.

Table 1-4: TAZ 300 Capacity Estimates, 2005 Zoning

2005 Zoning District	Total Acres	Unconst Acres	Sewer Service Acres	Soil Types I and II Acres	Soil Type III Acres	Soil Types IV and V Acres	% Res	Res Density (Units/Ac)	Housing Unit Capacity	% Non Res	Non Res Density (SF/Ac)	Employment Capacity
MILT05C1	0	0	0	0	0	0	0.00	0.0	0	1.00	6,323	0
MILT05DB1	103	103	103	0	0	0	0.20	9.1	160	0.80	31,114	3,971
MILT05I2	0	0	0	0	0	0	0.00	0.0	0	1.00	10,249	5
MILT05M1	3	3	3	0	0	0	0.50	9.1	13	0.50	34,848	89
MILT05M2	52	52	52	0	0	0	0.30	2.2	29	0.70	26,806	1,496
MILT05M4	550	412	253	127	1	31	0.40	7.0	685	0.60	20,499	5,489
MILT05M5	21	17	17	0	0	0	0.70	4.0	40	0.30	18,669	147
MILT05M6	0	0	0	0	0	0	0.70	4.3	0	0.30	18,669	0
MILT05R1	267	207	111	84	0	12	1.00	4.3	544	0.00	0	0
MILT05R3	268	230	0	60	30	141	1.00	0.4	33	0.00	0	0
MILT05R5	7	6	0	2	1	3	1.00	0.1	0	0.00	0	0
MILT05R6	26	0					1.00	0.4	0	0.00	0	0
TAZ 300 Total	1,298	1,030	539	272	32	187	0.57	3.4	1,504	0.43	167,177	11,196

Source: The Louis Berger Group, Inc., 2006.

The original RBA estimate for TAZ 300 was 1,133 housing units. To account for the differences noted above, that estimate was adjusted upward by 46 percent to 1,655 units.

1.3 FINDINGS

The sections above have outlined the methodology for the development of the ALU file and an example of its application in one TAZ. This section summarizes general findings from the update process. Key findings include:

- Since the RBA analysis has been completed, ten municipalities in Chittenden County have enacted changes in zoning districts or dimensional standards that would affect the estimation of housing unit or employment capacity.
- The size of the sewer service area in Chittenden County has undergone a net decrease by over 1,000 acres or approximately 2.5 percent since completion of the RBA. This is a result of increases, decreases and changes in the location of sewer service areas in the towns of Richmond, Colchester, South Burlington, and Hinesburg.
- The amount of conserved land in Chittenden County has increased by over 3,100 acres or 6.5 percent since completion of the RBA. Towns where conserved lands have increased include: Williston, Bolton, Hinesburg, Charlotte, and Shelburne.
- The more comprehensive accounting for open space since development of the RBA has also been incorporated into the analysis. The largest impact of this change is

seen in Burlington where this change results in a decrease in the capacity for housing by 3,500 units or 12 percent.

- When considered together, changes in sewer service areas, zoning, conserved lands and open spaces between the assumptions used in RBA and available data in 2005, amount to an overall decrease in housing unit capacity in the county by approximately 2,500 units or 2.3 percent. The capacity for employment decreases by approximately 30,000 jobs or 8.2 percent. The Towns that see the largest change in allowable housing units in this updated analysis include:
    - *South Burlington* – The capacity for residential units has increased overall in South Burlington by nearly 4,300 units or 39 percent. The addition of C1/R12 and C1/R15 mixed use districts with 12 and 15 unit per acre densities along with increases in residential densities in the CD1 through CD4 districts contributed to this increase in residential capacity over the zoning assumptions used in the RBA.
    - *Williston* – Williston sees an increase of 500 units or a change of 6.4 percent over the RBA analysis. The build-out estimate for Williston is based on the recent update performed by CCRPC in coordination with the Town.
    - *Colchester* – The capacity for residential units has increased by approximately 3 percent or 400 units overall. An increase in density from 2.2 units per acre to 10 units per acre in the GD2 district contributes most to the increase. Elsewhere changes in district boundaries resulted in an increase in the amount of land in the lower density R5 residential district and a decrease in other districts relative to the assumptions used in the RBA. Changes in the sewer service area and increases in conserved lands have also worked to offset density increases.
    - *Bolton* – Housing unit capacity in Bolton has declined by 52 percent or approximately 1,000 units. Densities have increased in designated resort residential and resort village districts, but overall, a reduction in the size of the village and residential districts and designation of a low density Forest district has decreased the capacity for residential development. Similarly the capacity for employment has decreased by over 800 employees
    - *Essex and Essex Junction* – The capacity for housing units has increased by 6 percent (450 units) due to changes in zoning and refinements in the open space inventory. Housing unit capacity has declined in Essex Junction. Changes in dimensional standards in multifamily districts (MF2 and MF3) and mixed-use Residential-Office district have resulted in lower allowable densities in those areas contributed to a decrease of 5 percent or approximately 300 units as compared to the assumptions used in the RBA.
- Zoning changes have also resulted in an overall decline in capacity for employment. The Towns where zoning revisions contribute the most to the change in allowable employment square-footage include:

  - *Essex* – The capacity for employment has declined by about 50 percent. This is the result of reductions in Floor Area Ratio (FAR) in the I1 and RPDI districts from the 50,000 to 60,000 square feet per acre assumed in the RBA to 15,000 to 17,000 square feet per acre reflected in the current zoning ordinance. This change results in a reduction of 21,000 employees
  - *South Burlington* – The capacity for employment in South Burlington has increased by over 18 percent or nearly 12,000 employees. This is due primarily to a reorganization of zoning districts and allowances for mixed use.

- Adjustments to the RBA estimates developed for each TAZ were made based on the percentage change in capacity for housing units and employment between the base condition and 2005 condition. In addition, RBA estimates were adjusted upward as necessary to ensure that the capacity of a TAZ is not lower than the current number of housing units or employment for that TAZ in the 2000 base year as represented in the Transportation Model. These adjustments involved changes in some TAZ and Town totals even when zoning, sewer area, or conserved lands had not changed since completion of the RBA.

The tables that follow summarize the results of the ALU updates for the Base and 2005 conditions and the corresponding adjustments made to the RBA estimates. Tables 1-5 and 1-6 present the aggregated results of the calculation of housing unit and employment capacities that was conducted at the TAZ and Zoning District level. Tables 1-7 and 1-8 compare the ALU update results to each other and the RBA. Table 1-9 summarizes the adjustment to the RBA results at the Town level.

A Microsoft Excel file accompanying this memo contains more detailed results by town and zoning districts and the completed ALU file to be used as input to the transportation model.

1.4 SENSITIVITY

The primary assumptions employed in this evaluation that are subject to uncertainty are the density estimates used for areas outside the sewer service area. As described above in the section on methodology, these maximum density assumptions vary by soil classification for onsite sewerage disposal, and range, for example, from 2 units per acre on favorable soils to 1 unit per 10 acres for unfavorable soils for residential development.

Testing of the 2005 ALU results for sensitivity to changes in these variables reveals that a 10 percent increase in allowable density (i.e., 2 units/acre to 2.2 units/acres) produces an overall increase in the county capacity for housing units by 1.1 percent and employment by 0.7 percent. Towns such as Colchester, St. George, and Hinesburg would see larger percentage increases in capacity—from 2 to 5 percent for housing and 5 to 10 percent for employment.

Actual increases in achievable densities in septic areas would be based on review of individual development applications and performance standards applied to the conditions of individual development sites. These sensitivity results will be taken into consideration in sensitivity testing for the ICI evaluation.

1.5 DATA SOURCES

GIS data sources used in this evaluation are summarized in Table 1-10 below.

Table 1-5: ALU Estimate, Base Inputs

Town	Total Acres	Unconstrained Acres	Sewer Service Acres	Soil Types I and II Acres	Soil Type III Acres	Soil Types IV and V Acres	% Residential	Residential Density (Units/Ac)	Housing Unit Capacity	% Non Res	Non Res Density (SF/Ac)	Employment Capacity
BOLTON	23,768	7,931	0	2,038	2,038	3,856	75%	0.46	1,318	3%	2,003	310
BURLINGTON	6,561	2,758	2,737	5	1	15	59%	20.21	17,707	34%	23,259	33,235
CHARLOTTE	26,428	17,124	14	4,158	6,781	6,171	58%	0.14	2,121	26%	2,016	746
COLCHESTER	22,718	13,776	2,318	4,651	1,849	4,958	59%	2.24	7,722	31%	6,411	39,854
ESSEX	21,479	14,978	3,785	2,779	5,642	2,772	50%	1.03	5,523	20%	11,538	108,807
ESSEX JCT	2,926	1,552	1,510	34	5	3	49%	5.81	4,736	25%	18,677	47,218
HINESBURG	25,351	18,005	1,069	4,751	4,889	7,296	69%	1.07	4,258	31%	15,769	3,939
HUNTINGTON	24,376	12,214	0	4,439	2,732	5,043	88%	0.33	1,981	3%	1,609	1,143
JERICHO	22,674	13,046	0	6,321	3,778	2,947	58%	0.31	2,027	7%	1,342	1,168
MILTON	33,769	22,437	3,774	6,671	4,043	7,950	60%	1.41	5,665	25%	6,658	45,135
RICHMOND	21,049	16,294	1,681	4,761	4,108	5,744	70%	1.18	6,815	30%	4,312	2,823
SHELBURNE	15,903	7,580	3,120	944	1,771	1,745	74%	1.33	3,532	18%	1,973	5,815
SO BURLINGTON	10,470	6,907	6,885	5	0	17	40%	2.35	8,952	32%	8,703	41,761
ST GEORGE	2,325	2,207	0	601	1,007	598	99%	1.00	364	1%	533	114
UNDERHILL	32,788	19,211	0	7,708	6,028	5,474	98%	0.29	2,634	2%	5,190	732
WESTFORD	24,721	19,636	0	4,492	9,512	5,632	98%	0.30	1,797	3%	6,375	623
WILLISTON	19,543	12,791	4,120	3,633	3,375	1,663	38%	3.70	5,921	30%	8,516	52,741
WINOOSKI	919	449	449	0	0	0	45%	13.05	2,141	44%	31,114	7,447
Grand Total	337,768	208,896	31,462	57,992	57,560	61,883	53%	5.45	85,216	27%	11,470	393,610

Source: The Louis Berger Group, Inc., 2006.

Table 1-6: ALU Estimate, 2005 Inputs

Town	Total Acres	Unconstrained Acres	Sewer Service Acres	Soil Types I and II Acres	Soil Type III Acres	Soil Types IV and V Acres	% Residential	Residential Density (Units/Ac)	Housing Unit Capacity	% Non Res	Non Res Density (SF/Ac)	Employment Capacity
BOLTON	23,768	6,877	0	1,593	1,782	3,503	79%	0.79	816	1%	961	42
BURLINGTON	6,561	1,595	1,589	0	0	6	59%	20.44	13,714	34%	23,405	13,408
CHARLOTTE	26,428	11,910	0	3,176	4,472	4,262	58%	0.14	1,496	26%	2,016	596
COLCHESTER	22,718	8,497	1,634	3,542	787	2,535	62%	1.99	6,687	29%	8,166	30,966
ESSEX	21,479	14,704	4,044	2,623	5,477	2,561	50%	1.08	5,470	25%	8,046	45,112
ESSEX JCT	2,926	1,599	1,557	34	5	3	55%	3.39	4,033	23%	15,956	37,312
HINESBURG	25,351	13,964	840	3,909	3,765	5,451	70%	0.67	3,538	30%	6,411	2,908
HUNTINGTON	24,376	8,490	0	3,192	1,629	3,669	88%	0.33	1,385	3%	1,609	836
JERICHO	22,674	11,126	0	5,441	3,420	2,264	70%	0.37	1,851	8%	2,738	1,088
MILTON	33,769	19,817	2,756	5,858	3,790	7,414	65%	1.83	5,185	27%	6,633	26,767
RICHMOND	21,049	15,227	1,457	4,547	3,940	5,283	69%	1.14	6,202	31%	4,266	2,034
SHELBURNE	15,903	5,156	2,560	648	976	972	75%	1.35	3,153	19%	2,005	4,900
SO BURLINGTON	10,470	6,075	6,036	8	15	16	61%	6.43	12,115	38%	9,516	48,763
ST GEORGE	2,325	2,049	0	570	958	521	99%	1.00	323	1%	533	94
UNDERHILL	32,788	17,566	0	7,306	5,492	4,768	98%	0.29	2,501	2%	5,190	717
WESTFORD	24,721	18,651	0	4,170	9,140	5,340	98%	0.29	1,702	2%	6,375	626
WILLISTON	19,543	8,706	2,909	2,451	2,401	945	37%	3.48	4,346	30%	8,158	38,242
WINOOSKI	919	419	419	0	0	0	52%	14.62	2,082	48%	34,389	6,361
Grand Total	337,768	172,430	25,799	49,067	48,050	49,513	59%	6.03	76,598	29%	11,042	260,773

Source: The Louis Berger Group, Inc., 2006.

Table 1-7:
ALU Update Results Compared to RBA: Housing Unit Capacity

TOWN	RBA Housing Unit Capacity	Base Analysis	2005 Analysis	Percent Difference 2005 to Base
Bolton	2,008	1,309	810	-38.1%
Burlington	28,809	17,724	13,718	-22.6%
Charlotte	1,855	2,122	1,510	-28.8%
Colchester	12,710	7,722	6,685	-13.4%
Essex	6,901	5,535	5,476	-1.1%
Essex Junction	6,446	4,732	4,030	-14.8%
Hinesburg	3,653	4,305	3,560	-17.3%
Huntington	1,642	1,981	1,385	-30.1%
Jericho	2,446	2,015	1,849	-8.3%
Milton	6,681	5,665	5,185	-8.5%
Richmond	5,662	6,787	6,189	-8.8%
Shelburne	4,199	3,532	3,139	-11.1%
South Burlington	10,979	8,936	12,112	35.5%
St. George	753	364	323	-11.1%
Underhill	2,193	2,634	2,501	-5.1%
Westford	1,418	1,797	1,701	-5.3%
Williston	7,848	5,920	4,345	-26.6%
Winooski	3,684	2,137	2,080	-2.7%
Grand Total	109,887	85,216	76,598	-10.1%

Source: The Louis Berger Group, Inc., 2006. Note: Buels Gore was not included in the original RBA analysis.

Table 1-8:
ALU Update Results Compared to RBA: Employment Capacity

TOWN	RBA Employment Capacity	Base Analysis	2005 Analysis	Percent Difference 2005 to Base
Bolton	3,295	310	42	-86.4%
Burlington	43,708	33,295	13,419	-59.7%
Charlotte	1,009	746	596	-20.1%
Colchester	55,252	39,578	30,148	-23.8%
Essex	45,292	107,445	44,732	-58.4%
Essex Junction	28,266	48,438	37,618	-22.3%
Hinesburg	5,469	3,939	2,908	-26.2%
Huntington	1,380	1,143	836	-26.9%
Jericho	2,214	1,168	1,088	-6.8%
Milton	34,427	45,135	26,767	-40.7%
Richmond	2,252	2,823	2,034	-28.0%
Shelburne	10,426	5,815	4,900	-15.7%
South Burlington	60,840	41,703	48,754	16.9%
St. George	322	114	94	-17.0%
Underhill	2,104	732	717	-2.1%
Westford	3,702	623	626	0.4%
Williston	51,391	52,784	38,279	-27.5%
Winooski	8,090	7,820	7,216	-7.7%
Grand Total	359,438	393,610	260,773	-33.7%

Source: The Louis Berger Group, Inc., 2006. Note: Buels Gore was not included in the original RBA analysis.

Table 1-9:

Adjustment to RBA Housing Unit and Employment Capacities, Summary by Town

TOWN	RBA Housing Unit Capacity	Revised Housing Unit Capacity	Percent Change	RBA Employment Capacity	Revised Employment Capacity	Percent Change
Bolton	2,008	959	-52.2%	3,295	285	-91.4%
Buels Gore	-	10	-	-	0	-
Burlington	28,809	25,282	-12.2%	43,708	39,072	-10.6%
Charlotte	1,855	1,370	-26.2%	1,009	846	-16.2%
Colchester	12,710	13,104	3.1%	55,252	49,728	-10.0%
Essex	6,901	7,351	6.5%	45,292	23,884	-47.3%
Essex Junction	6,446	6,144	-4.7%	28,266	24,791	-12.3%
Hinesburg	3,653	3,073	-15.9%	5,469	5,031	-8.0%
Huntington	1,642	1,146	-30.2%	1,380	1,002	-27.4%
Jericho	2,446	2,262	-7.5%	2,214	2,345	5.9%
Milton	6,681	6,014	-10.0%	34,427	22,355	-35.1%
Richmond	5,662	5,228	-7.7%	2,252	1,713	-24.0%
Shelburne	4,199	3,997	-4.8%	10,426	9,001	-13.7%
South Burlington	10,979	15,292	39.3%	60,840	72,290	18.8%
St. George	753	670	-11.1%	322	267	-17.0%
Underhill	2,193	2,087	-4.8%	2,104	2,060	-2.1%
Westford	1,418	1,419	0.1%	3,702	3,951	6.7%
Williston	7,848	8,352	6.4%	51,391	40,792	-20.6%
Winooski	3,684	3,595	-2.4%	8,090	7,623	-5.8%

Source: The Louis Berger Group, Inc., 2006. Note: Adjustments to the RBA estimates developed for each TAZ were made based on the percentage change in capacity for housing units and employment between the base condition and the 2005 condition. In addition, RBA estimates were adjusted upward as necessary to ensure that the capacity of a TAZ is not lower than the current number of housing units or employment for that TAZ in the 2000 base year as represented in the Transportation Model. This summary of this TAZ-level calculation may differ from the summaries presented in Tables 1-7 and 1-8.

Table 1-10:

GIS Data Sources Used in Development of the ALU Files

Use	Data File	Source
RBA Zoning Boundaries	BuildoutSoils02.shp	Supplied by CCRPC via FTP posting January 2006
RBA Zoning Parameters	Appendix D – Zoning Parameters	CCRPC Regional Buildout Analysis Progress Report, March 2003
2005 Zoning Boundaries	Zoning122005.shp	Supplied by CCRPC via FTP posting January 2006
2005 Zoning Parameters	ZoningTable2005_update.xls	Supplied by CCRPC via FTP posting January 2006
Density and employment parameter assumptions	20010810_Calculate_ALU_Visual_Basic_ Macro_Code.txt	Supplied by CCMPO via e-mail January 2006
RBA Sewer Service Area	ssa02.shp	Supplied by CCRPC via e-mail March 2006
RBA Conserved Lands	conspro00.shp	Supplied by CCRPC via FTP posting March 2006
RBA Open Space	OsPlusCons feature class from BuildoutSoils02.shp	Supplied by CCRPC via FTP posting January 2006
2005 Sewer Service Area	ssa05.shp	Supplied by CCRPC via e-mail March 2006
2005 Conserved Lands	conspir04.shp	Supplied by CCRPC via FTP posting January 2006
2005 Open Space	OpenSpace041603.shp	Supplied by CCRPC via e-mail March 2006
Soil Suitability for Septic	onsite07.shp	Downloaded from VCGI-GeologicSoils_ONSITE 2005A: http://www.vcgi.org/dataware/default.cfm?page=./search_tools/search_action.cfm&layername=GeologicSoils_ONSITE&query=layer
Surface Waters	VCGI-Vermont Hydrography Dataset (1:5000) - surface waters	Downloaded from VCGI: http://www.vcgi.org/dataware/tileselect/ai_Frameset.cfm?catalog_id=1&layer_id=102&layer_name=WaterHydro_VHD&Layer_Index=TILEINDEX_LAYER102_POLY&Layer_IndexName=WaterHydro_VHD_Index&Layer_TileSchema=SUBBASIN
Wetlands	Vermont Significant Wetlands Inventory (VSWI)	Downloaded from VCGI: Vermont Significant Wetlands Inventory (VSWI) http://www.vcgi.org/dataware/cdownload_v13/viewer.htm

2.0 DEVELOPMENT OF THE PER FILE

The PER file allows the transportation model to account for existing housing unit and employment development—new housing units and employment locations developed since the model baseline year (2000)—and known plans for future development—major subdivisions or commercial developments approved by the Towns and likely to be built from 2005 to 2030.

Each time-step in a LUAM run can accept a PER file for all or part of the household and employment allocation. When the PER file fields are populated for a model time-step, LUAM will force an allocation of the household or employment total in the PER file to the specified TAZ, bypassing the allocation algorithm for the distribution of those units. The allocation algorithm is then used distribute the remaining estimates of households and employment reflected in the county control total but not specified in the PER. Use of the PER file will allow the model to reflect known locations for household and employment development from the base year to 2005, and planned or permitted development activity from 2005 through the forecast year (2030). The PER file will be used for evaluation of the No-Build and Build Alternatives. The PER file contains the following parameters:[10]

- Single and multi-family housing units
- Low trip-generation commercial employment (e.g., warehousing, industrial)
- Medium-low trip-generation commercial employment (e.g., office employment)
- Medium High and High trip-generation commercial employment (e.g., services and retail)
- School employment
- Hotel/Motel employment

2.1 METHODOLOGY FOR PER FILE DEVELOPMENT

PER files were developed for three of the six time-steps in a Transportation Model run: 2000 to 2005, 2005 to 2010, and 2010 to 2015. The first-time step in the file represents development known to have occurred from the 2000 model base-year to 2005. The second and third time-steps represent planned or programmed development activity (building permits issued, approved site plans or subdivision phasing). Town phasing plans do not account for development activity beyond 2015—for these years LUAM will determine the allocation of households and employment growth forecasted for the county.

The PER file for the 2000 to 2005 time-step was assembled in the following steps.

- *Housing Point Comparison* – The consultant team conducted an evaluation of the distribution of housing points in the GIS layer used for development of the base-

[10] *CCMPO Regional Transportation Model Documentation* Version 2.2.3, April 4, 2006.

year land use assumptions and the latest available housing point file compiled by CCRPC.[11]

- Base year and current year housing point files were loaded into GIS. A spatial join was performed for each housing point file with the TAZ boundary file.[12]
- The attribute table for each spatial join was imported into Excel so that the number of housing points in each TAZ for each of the two time periods could be summarized.
- Increases in the number of housing units between the base year and the 2004 housing points file were summed for each TAZ. In some instances, there were decreases in the number of housing units between the base year and 2004. These most likely reflect ongoing refinements in the housing point file since it was developed. So as not to alter the base year assumptions, these negative changes were not included in the calculation of change between the base year and 2004.

- *Employment Point Comparison* – The consultant team conducted an evaluation of the distribution of employment establishment location points in the GIS layer used for development of the base-year land use assumptions and a more recent database of employment establishments obtained from InfoUSA.[13] The effort was designed to identify major new employers (establishments with 10 or more employees) in new locations, as follows.
  - The InfoUSA database for 2005 establishment locations was sorted to exclude records in the database added before January 1, 2000.
  - A query was developed linking the new establishments to the base year establishment dataset by name and address. Records with names and addresses matching the base year dataset were deleted to avoid double-counting.
  - Records were also examined to eliminate new businesses operating in spaces that were accounted for in the base year. For example, new businesses at the University Mall in South Burlington were deleted from the dataset because they most likely represent leasing turnover rather than net additions to the employment base.

[11] Housing point files in GIS supplied by CCRPC. Base year housing points file: 030802_rpc_housing_points_with_2005_taz.shp; Current housing point file: housingpts04.shp

[12] TAZ boundary file supplied by CCMPO: 20050513_ccmpo_tazs.shp

[13] Base year employment points file: dss_employment_12_20_2001_matched.shp. This file was based on an evaluation of data obtained by InfoUSA and Vermont Department of Labor as described in the CCMPO Transportation Model documentation. The database for current employment establishments was obtained by the consultant team from InfoUSA in January 2006. The dataset reflects all establishments in Chittenden County with 10 or more employees so that additions to the employment base for major employers could be identified.

- The remaining records were linked to E911 records by address to determine precise location so that the information could be summarized by TAZ.[14] Locations not determined through E911 record matches were matched through geo-coding with Census Tiger line files with information on street names and addresses.
- Each business establishment record in the InfoUSA database comes with an estimate of employment and classifies the industry in which the business operates. The Standard Industrial Classification (SIC) code field for each business establishment identified as new in the InfoUSA database was then used to assign the employment estimate to one of the land use categories required by the Transportation Model (e.g. low-trip generation commercial, hotel/motel, etc.).[15] The result was a listing of new employment (2000-2005) by category by TAZ.

The PER files for the 2005 to 2010 and 2010 to 2015 represent what is known at the present time about future housing or commercial development plans. Using these files in LUAM ensures that the allocation model assigns the forecast growth in housing or employment in the county to places where development activity is anticipated. To develop these files, the consultant team reviewed several sources of information to assemble an inventory of development projects as follows.

- *Scoping Interviews* – In the winter and spring of 2005, the consultant team conducted interviews with elected officials and staff in each of the towns, cities, and villages in Chittenden County. During these interviews and follow-up contacts Berger obtained municipal reports on planned development activity which were used in the compilation of the inventory of development projects.[16] The focus was on identifying major subdivisions or projects which would qualify for Act 250 review.
- *Review of Development Review Board Minutes* – The consultant team obtained minutes of Development Review Board meetings in several towns (those which did not have annual summaries of development permits for review) from 2004 to present and reviewed to identify major projects (5 to 10 housing units and above) that have received subdivision approvals, approvals of phasing plans, or building permits.
- *Review of Town/County Reports* – In consultation with municipal planning officials the consultant team identified reports (annual development application status reports, town growth and development reports, corridor studies, development or redevelopment plans, master plan sections) containing information on planned and permitted development projects.

[14] EmergencyE911_ESITE, 2005, downloaded from VCGI: http://www.vcgi.org/dataware/default.cfm?page=./search_tools/search_action.cfm&layername=EmergencyE911_ESITE&query=layer

[15] See page 24, CCMPO Transportation Model Documentation.

[16] Scoping interviews were documented in Appendix B to the Circ-Williston EIS Scoping Report.

- *Review of Press Reports/Developer Information* – To supplement information in obtained through the above sources, the consultant team reviewed press reports and information on developers' web sites. This review provided additional information on the location, timing and potential uses in major planned projects.

Once the projects were identified they were assembled into a database noting location, key attributes and source. Projects were assigned to TAZ locations through queries to GIS databases based on address or parcel number. Any known information on the building types (single or multifamily), types of employment (e.g., retail, office, industrial, school, hotel), and phasing (anticipated year of construction) were used in the development of the TAZ-level summaries. Square-footage of retail space was converted to employment through application of standard factors.[17] The result was a listing of anticipated residential units and employment (2000-2010 and 2010 to 2015) by category by TAZ.

2.2 SUMMARY OF FINDINGS

PER files were developed for three of the six time-steps in a Transportation Model run: 2000 to 2005, 2005 to 2010, and 2010 to 2015. A summary of results for the time-steps and results by town are presented in Tables 2-1 through 2-3.

Table 2-1: Summary of Existing and Permitted Development 2000-2015

Time Period	Housing Units	Payroll Employment
2000 to 2005[18]	3,407	3,145
2005 to 2010	3,767	3,395
2010 to 2015	789	0

The PER files for use in the model and spreadsheets with more detailed tables of results of existing and planned development projects accompany this memo as attachments.

[17]A factor of 550 square feet per employee was used for retail, office, and industrial uses. This factor is used in the CCMPO macro for generation of the ALU file: 20010810_Calculate_ALU_Visual_Basic_ Macro_Code.txt. This measure compared closely with Town estimates of employment to be generated by proposed uses when that information was provided. For hotel uses, a review of employment at existing lodging establishments in the county revealed an estimate of approximately one employee for every two rooms.

[18]The comparison of housing points yielded a total of 3,892 new housing points. The forecast for Chittenden County for 2000 through 2005 is 3,407. To ensure that LUAM would not allocate more units than called for in the forecast, the results of the housing points comparison were adjusted downward by 12.4 percent for each TAZ. This adjustment is of a magnitude similar to the county vacancy rate and adjustments for group quarters units made in the development of the baseline model.

Table 2-2: Summary of Existing Development, Built 2000-2005

Town	Housing Units	Employment
Bolton	7	0
Buels Gore	0	0
Burlington	396	231
Charlotte	32	30
Colchester	240	502
Essex	123	104
Essex Jct.	34	136
Hinesburg	54	0
Huntington	63	10
Jericho	32	26
Milton	126	317
Richmond	80	10
Shelburne	330	154
So. Burlington	1,170	371
St. George	11	0
Underhill	4	0
Westford	24	0
Williston	360	1,024
Winooski	322	230
Grand Total	3,407	3,145

Table 2-3: Summary of Major Permitted Development 2005-2015

Town	Housing Units	Employment
Bolton	0	0
Buels Gore	0	0
Burlington	212	125
Charlotte	11	0
Colchester	388	601
Essex	328	826
Essex Jct.	504	19
Hinesburg	127	0
Huntington	7	0
Jericho	35	0
Milton	119	0
Richmond	37	0
Shelburne	175	0
So. Burlington	1284	404
St. George	0	0
Underhill	0	0
Westford	35	0
Williston	664	1,149
Winooski	630	273
Grand Total	4,556	3,395

Chittenden County
Circ-Williston EIS Household and Employment Projections

Totals, 2000-2030

	2000	2005	2010	2015	2020	2025	2030	Change 2000-2025
Households	56,452	59,859	64,082	68,655	73,763	79,621	85,582	29,130
Total Employment	124,203	129,791	137,465	145,116	153,809	163,000	172,718	48,515
		4.499%	5.913%	5.565%	5.990%	5.976%	5.961%	39.1%
Adj to Covered*	93,217	97,411	103,171	108,912	115,437	122,335	129,628	36,411
Retail Employment**	45,038	47,064	49,847	52,621	55,773	59,107	62,630	17,592
Other Employment	48,179	50,347	53,324	56,291	59,663	63,229	66,998	18,819
% Covered to Total	75.052%	75.052%	75.052%	75.052%	75.052%	75.052%	75.052%	0.0%
% Retail to Covered	48.315%	48.315%	48.315%	48.315%	48.315%	48.315%	48.315%	0.0%

* Covered employment concept used in CCMPO baseline
* Retail = medium high and high traffic generators as defined in CCMPO model.

Chittenden County
Circ-Williston EIS Household and Employment Projections

Increment of Change, 2000-2030

	2005	2010	2015	2020	2025	2030	Sum
Households	3,407	4,224	4,572	5,108	5,859	5,961	29,130
Total Employment*	4,194	5,760	5,742	6,524	6,899	7,293	36,411
Retail Employment**	2,026	2,783	2,774	3,152	3,333	3,524	17,592
Other Employment	2,168	2,977	2,968	3,372	3,565	3,769	18,819

* Covered employment concept used in CCMPO baseline
**Retail = medium high and high traffic generators as defined in CCMPO model.

Chittenden County
Circ-Williston EIS Household and Employment Projections

Increment of Change with Deduction for Growth Specified in PER file, 2000-2030

	2005	2010	2015	2020	2025	2030	Sum
Households	0	457	3,783	5,108	5,859	5,961	21,167
Total Employment*	1,049	2,365	5,742	6,524	6,899	7,293	29,871
Retail Employment**	913	1,645	2,774	3,152	3,333	3,524	15,342
Other Employment	136	719	2,968	3,372	3,565	3,769	14,529

* Covered employment concept used in CCMPO baseline
**Retail = medium high and high traffic generators as defined in CCMPO model.

TAZ	Housing Unit Capacity	Employment Capacity	Retail Capacity	Non-retail Capacity
1	303	10	3	7
2	780	256	14	242
3	1,220	611	247	364
4	214	26	11	15
5	1,157	252	53	199
6	410	485	264	221
7	545	740	706	34
8	250	406	187	219
9	698	139	134	5
10	669	229	131	98
11	619	198	127	71
12	685	134	28	106
13	407	255	159	96
14	392	2,539	1,187	1,351
15	150	18	15	3
16	371	262	111	151
17	805	311	75	236
18	763	201	79	122
19	48	379	97	282
20	128	405	271	134
21	47	90	19	71
22	66	285	108	177
23	223	316	110	206
24	277	260	249	12
25	243	38	38	0
26	193	103	76	27
27	171	114	114	0
28	0	0	0	0
29	510	4,368	67	4,301
30	1,776	976	646	330
31	11	3,193	3,193	0
32	219	0	0	0
33	85	28	11	17
34	55	1,161	1,029	132
35	68	539	273	266
36	69	1,541	1,438	103
37	154	2,122	1,265	857
38	160	800	732	68
39	43	1,259	1,100	159
40	22	488	370	117
41	243	349	70	279
42	72	161	70	91
43	55	896	548	348
44	21	480	410	70
45	92	453	397	57
46	10	295	183	112
47	6	68	68	0
48	8	777	448	329
49	247	262	186	76
50	187	509	378	131
51	348	262	256	6
52	240	631	477	154
53	59	229	209	20
54	89	213	168	46
55	95	174	128	46
56	293	212	54	158
57	159	88	88	0
58	566	394	79	315
59	143	328	328	0
60	161	110	73	38
61	998	3	1	3
62	131	79	47	32
63	94	30	5	25
64	554	28	27	1
65	223	490	362	128
66	0	378	130	248
67	1,973	263	263	0
68	332	280	182	98

TAZ	Housing Unit Capacity	Employment Capacity	Retail Capacity	Non-retail Capacity
69	307	475	312	163
70	377	323	29	294
71	72	1,423	272	1,151
72	84	8	7	1
73	174	524	140	383
74	240	285	277	8
75	187	5	5	0
76	131	169	89	80
77	248	381	266	115
78	222	44	15	29
79	539	716	368	348
80	240	8	6	2
81	52	730	485	245
82	2	551	193	358
83	51	2,485	1,461	1,025
84	91	1	1	0
85	36	19	4	15
86	21	1,615	1,216	398
87	42	1,780	375	1,405
88	5	584	579	5
89	317	54	48	6
90	990	782	471	311
91	142	423	0	423
92	281	1,027	520	506
93	516	57	50	7
94	122	179	112	67
95	169	1,135	1,117	18
96	43	163	76	87
97	80	688	465	223
98	40	271	182	89
99	80	2,898	2,443	455
100	418	574	512	62
101	505	5,415	5,415	0
102	55	683	610	74
103	138	843	0	843
104	72	107	101	6
105	27	19	15	4
106	341	220	165	55
107	241	302	288	14
108	4	4,830	1,992	2,838
109	29	1,720	999	721
110	2	881	521	360
111	567	256	228	28
112	65	1,865	1,521	344
113	939	2	0	2
114	223	4,954	991	3,963
115	291	583	398	185
116	12	1,200	0	1,200
117	17	2,336	1,344	992
118	2	213	0	213
119	73	7	7	0
120	318	189	55	134
121	0	6,861	5,176	1,685
122	21	37	12	25
123	1,343	687	604	83
124	331	993	514	479
125	309	63	36	27
126	63	40	40	0
127	199	132	116	16
128	202	26	24	2
129	0	600	120	480
130	25	127	46	81
131	146	4,304	21	4,283
132	136	12	4	8
133	255	647	582	65
134	45	274	150	125
135	795	980	588	392
136	257	724	145	579

TAZ	Housing Unit Capacity	Employment Capacity	Retail Capacity	Non-retail Capacity
137	252	1,819	291	1,528
138	147	7	7	0
139	174	4	1	3
140	29	2	2	0
141	23	27	27	0
142	407	1,649	1,302	348
143	203	312	195	117
144	59	933	738	195
145	98	0	0	0
146	440	2,142	429	1,713
147	96	2,240	1,726	514
148	660	4,383	770	3,614
149	681	2	1	1
150	342	37	5	32
151	184	311	68	243
152	420	709	29	680
153	274	1,263	744	519
154	587	770	671	99
155	302	85	56	29
156	665	1,683	1,041	642
157	244	2,102	957	1,145
158	443	568	425	143
159	518	852	156	695
160	181	471	384	86
161	148	244	244	0
162	214	255	27	228
163	202	18	17	1
164	39	2,497	0	2,497
165	132	39	0	39
166	26	1,465	836	628
167	157	4	1	3
168	367	266	266	0
169	137	104	104	0
170	227	7	5	2
171	284	67	67	0
172	106	0	0	0
173	45	4,465	883	3,582
174	563	39	18	21
175	249	9	8	1
176	71	46	46	0
177	143	90	90	0
178	113	177	35	142
179	0	400	266	134
180	212	4,952	4,179	773
181	1	564	52	511
182	0	207	12	195
183	13	1,430	22	1,408
184	1	1,045	0	1,045
185	85	1,128	933	194
186	200	1,951	1,388	563
187	43	776	512	264
188	87	1,621	1,336	285
189	232	27	27	0
190	190	315	63	252
191	8	1,962	164	1,798
192	201	9	2	7
193	143	2,595	1,079	1,516
194	270	26	12	14
195	39	2,201	911	1,290
196	3	1,745	306	1,439
197	531	286	286	0
198	101	1,179	1,099	80
199	82	2,108	1,940	169
200	316	331	101	230
201	161	2	2	0
202	143	1,675	1,056	619
203	421	1,029	294	735
204	31	494	291	202

TAZ	Housing Unit Capacity	Employment Capacity	Retail Capacity	Non-retail Capacity
205	2	1,203	893	310
206	243	68	29	39
207	293	52	45	7
208	379	4	4	0
209	292	7	7	0
210	315	99	10	89
211	453	10	10	0
212	483	248	27	221
213	537	8,504	5,824	2,680
214	334	2,161	1,700	461
215	257	262	22	240
216	1,203	286	187	99
217	819	29	6	23
218	637	182	109	73
219	47	599	480	118
220	139	731	614	116
221	83	317	262	56
222	187	536	492	43
223	315	9	4	5
224	140	232	215	17
225	219	109	26	83
226	289	4,169	2,693	1,476
227	349	27	7	20
228	106	6,391	8	6,383
229	209	6	6	0
230	132	23	9	14
231	67	4	3	1
232	368	17	6	11
233	311	24	2	22
234	136	107	18	89
235	120	175	42	133
236	630	142	2	141
237	11	0	0	0
238	125	1,572	372	1,200
239	38	61	61	0
240	189	16	12	4
241	82	1,220	1,114	107
242	821	2,031	1,522	509
243	33	776	194	582
244	195	46	9	37
245	166	51	31	21
246	89	1,581	1,059	522
247	197	1,106	636	471
248	509	149	68	81
249	90	1,508	1,497	11
250	93	144	115	29
251	120	176	52	124
252	812	172	14	158
253	42	17	17	0
254	82	8,072	0	8,072
255	125	2,166	158	2,008
256	94	1,002	275	726
257	653	883	532	351
258	759	15	8	8
259	53	622	415	207
260	583	1,954	270	1,684
261	815	821	445	376
262	1,318	1,992	989	1,003
263	880	2,856	1,828	1,028
264	503	1,035	264	772
265	176	1,124	1,124	0
266	221	2,092	566	1,527
267	319	2,563	413	2,149
268	89	8	4	4
269	797	55	27	28
270	905	1,141	494	646
271	108	192	41	150
272	407	127	79	48

TAZ	Housing Unit Capacity	Employment Capacity	Retail Capacity	Non-retail Capacity
273	1,056	4,818	2,581	2,238
274	2,072	4,461	2,482	1,980
275	176	3,008	939	2,068
276	1,328	232	86	146
277	170	5	5	0
278	48	4	4	0
279	501	38	6	32
280	116	18	10	8
281	44	358	256	103
282	221	8,273	5,376	2,897
283	119	2	2	0
284	1,260	5,544	4,264	1,281
285	2	8,599	1,958	6,641
286	2,091	4,938	2,113	2,825
287	375	1,091	1,091	0
288	71	428	316	112
289	320	96	18	78
290	979	322	81	240
291	134	9	8	1
292	307	3,263	1,495	1,767
293	534	29	13	16
294	666	3,688	2,347	1,341
295	164	2,137	712	1,424
296	805	79	15	64
297	551	47	14	33
298	298	1,555	13	1,542
299	224	2	0	2
300	1,175	6,355	3,952	2,403
301	1,139	2,559	855	1,705
302	18	2,632	443	2,188
303	226	905	207	698
304	455	1,229	353	876
305	627	1,659	302	1,358
306	112	157	157	0
307	1,236	1,179	429	750
308	126	310	159	151
309	513	422	47	375
310	212	148	34	114
311	437	54	29	25
312	197	40	40	0
313	1,036	1,923	810	1,113
314	592	328	63	265
315	267	151	13	138
316	262	3	3	0
317	92	23	6	17
318	74	3	1	3
319	264	104	69	35
320	719	1,174	577	596
321	661	19	8	11
322	621	76	18	59
323	1,299	27	2	25
324	661	365	99	265
325	1,267	52	22	30
326	455	294	18	276
327	203	108	54	54
328	292	387	150	238
329	97	60	12	48
330	99	153	22	131
331	10	0	0	0
332	670	267	232	35
333	1,826	4,017	1,116	2,901
334	504	880	262	618
335	744	133	81	52
	107,355	307,035	149,616	157,418

Town	2005 Zone Dist	Unconstrained Acres	Sewer Service Acres	Soil Types I and II Acres	Soil Type III Acres	Soil Types IV and V Acres	% Residential	Residential Density (Units/Ac)	Housing Unit Capacity	% Non Res	Non Res Density (SF/Ac)	Employment Capacity
BOLTON	BOLT05CON	2.5	0.0	0.0	0.0	2.5	0.00	0.00	0	0	0	0
	BOLT05FOR	886.6	0.0	68.3	114.3	703.9	1.00	0.04	28	0	0	0
	BOLT05R1	1,663.6	0.0	719.8	263.8	680.1	1.00	0.50	385	0	0	0
	BOLT05R2	4,241.7	0.0	749.7	1,387.4	2,104.6	1.00	0.10	339	0	0	0
	BOLT05RR	34.0	0.0	24.5	9.4	0.0	1.00	3.00	41	0	0	0
	BOLT05RV	2.6	0.0	1.0	1.0	0.7	0.90	12.00	2	0.1	11,773	1
	BOLT05V	46.4	0.0	29.4	5.9	11.0	0.85	1.00	22	0.15	9,012	41
BURLINGTON	BURL05C	32.5	32.5	0.0	0.0	0.0	0.40	25.00	276	0.6	34,848	1,050
	BURL05CBD	47.6	47.6	0.0	0.0	0.0	0.20	40.00	324	0.8	85,226	5,020
	BURL05CBDT	21.8	21.8	0.0	0.0	0.0	0.30	40.00	223	0.7	80,242	1,894
	BURL05E	30.8	30.8	0.0	0.0	0.0	0.00	0.00	0	1	38,016	1,812
	BURL05GC	26.6	26.6	0.0	0.0	0.0	0.40	25.00	226	0.6	34,848	859
	BURL05NC	9.7	9.7	0.0	0.0	0.0	0.80	25.00	165	0.2	34,848	104
	BURL05RCO	5.3	5.3	0.0	0.0	0.0	0.00	0.00	0	0	0	0
	BURL05RH	110.1	110.1	0.0	0.0	0.0	1.00	40.00	3,743	0	0	0
	BURL05RL	895.3	895.3	0.0	0.0	0.0	1.00	5.50	4,185	0	0	0
	BURL05RM	219.6	219.6	0.0	0.0	0.0	1.00	20.00	3,733	0	0	0
	BURL05UC	63.3	63.3	0.0	0.0	0.0	0.20	20.00	215	0.8	22,727	1,780
	BURL05WFCE	3.4	3.4	0.0	0.0	0.0	0.20	40.00	23	0.8	58,080	243
	BURL05WFCN	5.8	0.0	0.0	0.0	5.8	0.90	20.00	0	0.1	15,246	0
	BURL05WFCW	2.4	2.4	0.0	0.0	0.0	0.00	0.00	0	1	49,783	185
	BURL05WFE	6.6	6.6	0.0	0.0	0.0	0.00	0.00	0	1	45,454	461
	BURL05WRC	0.0	0.0	0.0	0.0	0.0	0.00	0.00	0	0	0	0
	BURL05WRL	108.5	108.5	0.0	0.0	0.0	1.00	5.50	507	0	0	0
	BURL05WRM	5.5	5.5	0.0	0.0	0.0	1.00	20.00	93	0	0	0
CHARLOTTE	CHAR97CO	111.4	0.0	29.7	19.4	62.3	0.20	0.20	3	0.8	5,633	266
	CHAR97CR	377.7	0.0	32.5	134.1	211.1	0.00	0.00	0	0	0	0
	CHAR97IN	104.8	0.0	11.3	26.8	66.7	0.00	0.00	0	1	5,633	186
	CHAR97RU	10,577.5	0.0	2,849.6	4,067.7	3,660.1	1.00	0.20	1,400	0	0	0
	CHAR97SL	481.1	0.0	100.4	162.6	218.1	1.00	0.20	60	0	0	0
	CHAR97SS	14.8	0.0	0.0	1.6	13.2	1.00	0.20	1	0	0	0
	CHAR97VI	243.0	0.0	152.8	60.0	30.1	0.90	0.20	33	0.1	3,380	144
COLCHESTER	COLC05AGR	858.0	123.8	212.1	164.5	357.5	1.00	0.04	28	0	0	0
	COLC05COMM	394.3	161.0	183.7	20.6	29.0	0.00	0.00	0	1	22,957	7,365
	COLC05FP	20.5	0.0	7.7	3.1	9.6	0.00	0.00	0	0	0	0
	COLC05GD1	194.4	1.6	115.8	9.6	67.4	0.35	5.88	70	0.65	24,503	738
	COLC05GD2	235.1	235.1	0.0	0.0	0.0	0.50	10.00	999	0.5	22,869	4,155
	COLC05GD3	119.2	95.4	8.0	8.2	7.6	0.70	5.88	344	0.3	24,394	1,105
	COLC05GD4	414.7	414.7	0.0	0.0	0.0	0.50	5.88	1,037	0.5	24,891	7,976
	COLC05GOV	0.0	0.0	0.0	0.0	0.0	0.00	0.00	0	0	0	0
	COLC05IND	572.8	248.6	185.0	47.1	92.0	0.00	0.00	0	1	20,499	9,627
	COLC05MHP	232.2	123.1	106.7	0.0	2.4	1.00	2.94	479	0	0	0
	COLC05R1	1,386.0	99.9	560.2	214.2	511.7	1.00	1.45	848	0	0	0
	COLC05R2	997.8	6.2	760.6	55.4	175.6	1.00	2.94	1,255	0	0	0
	COLC05R3	933.1	34.8	773.8	33.1	91.4	1.00	4.35	1,379	0	0	0
	COLC05R5	2,138.6	89.4	628.4	230.7	1,190.2	1.00	0.20	248	0	0	0
ESSEX	SXTN03AR	5,426.8	334.2	1,490.1	2,281.9	1,320.7	1.00	0.33	963	0	0	0
	SXTN03B1	116.3	116.3	0.0	0.0	0.0	0.00	0.00	0	1	25,768	4,632
	SXTN03C1	3,874.8	45.3	477.1	2,677.5	674.9	1.00	0.10	310	0	0	0
	SXTN03C2	755.2	109.2	266.7	133.8	245.5	0.00	0.00	0	0	0	0
	SXTN03CTR	72.0	72.0	0.0	0.0	0.0	0.50	4.35	133	0.5	33,880	1,885
	SXTN03HPDC	10.6	10.6	0.0	0.0	0.0	0.90	2.17	18	0.1	33,880	55
	SXTN03I1	664.2	573.6	52.3	13.0	25.3	0.00	0.00	0	1	17,936	16,393
	SXTN03MXD	60.8	60.8	0.0	0.0	0.0	0.70	6.25	226	0.3	33,880	955
	SXTN03MXDC	25.9	25.9	0.0	0.0	0.0	0.50	6.25	69	0.5	29,040	581
	SXTN03MXDPUD	188.6	188.6	0.0	0.0	0.0	0.50	2.17	174	0.5	33,880	4,938
	SXTN03O1	30.8	21.8	0.0	3.2	5.8	0.00	0.10	0	0	0	0
	SXTN03R1	1,150.1	220.3	282.8	361.5	285.5	1.00	1.00	494	0	0	0
	SXTN03R2	1,667.9	1,605.0	53.6	6.6	2.8	1.00	2.17	3,053	0	0	0
	SXTN03R3	2.0	2.0	0.0	0.0	0.0	1.00	4.35	7	0	0	0
	SXTN03RB	12.4	12.4	0.0	0.0	0.0	0.50	4.35	23	0.5	33,880	324
	SXTN03RPDI	646.0	646.0	0.0	0.0	0.0	0.00	0.00	0	1	15,374	15,349
ESSEX JCT	SXVL05FP	24.8	10.1	10.2	4.5	0.0	0.00	0.00	0	0	0	0
	SXVL05HC	67.2	67.2	0.0	0.0	0.0	0.20	4.35	50	0.8	74,674	6,203
	SXVL05LI	258.5	258.5	0.0	0.0	0.0	0.00	0.00	0	1	49,966	19,965
	SXVL05MCU	51.2	51.2	0.0	0.0	0.0	0.40	2.94	51	0.6	74,674	3,543
	SXVL05MF1	70.0	70.0	0.0	0.0	0.0	1.00	5.88	350	0	0	0
	SXVL05MF2	14.8	14.8	0.0	0.0	0.0	1.00	5.88	74	0	0	0
	SXVL05MF3	31.0	31.0	0.0	0.0	0.0	1.00	3.00	79	0	0	0
	SXVL05OS	21.1	21.1	0.0	0.0	0.0	0.00	0.00	0	0	0	0
	SXVL05PA	45.9	18.3	23.6	0.5	3.5	1.00	2.94	84	0	0	0
	SXVL05PE	119.7	119.7	0.0	0.0	0.0	0.00	0.00	0	1	23,760	4,394
	SXVL05R1	371.7	371.7	0.0	0.0	0.0	1.00	2.94	929	0	0	0
	SXVL05R2	460.3	460.3	0.0	0.0	0.0	1.00	5.88	2,301	0	0	0
	SXVL05RO	36.7	36.7	0.0	0.0	0.0	0.40	5.88	73	0.6	21,780	740
	SXVL05VC	26.3	26.3	0.0	0.0	0.0	0.20	9.09	41	0.8	75,879	2,466
HINESBURG	HINE03AG	6,203.6	168.9	907.4	1,930.5	3,196.7	1.00	0.50	999	0	0	0
	HINE03C	51.0	51.0	0.0	0.0	0.0	0.00	0.00	0	1	14,935	1,177
	HINE03I1	130.6	0.0	55.2	41.3	34.1	0.00	0.00	0	1	19,218	567
	HINE03I2	6.3	6.3	0.0	0.0	0.0	0.00	0.00	0	1	15,374	150
	HINE03I3	9.0	9.0	0.0	0.0	0.0	0.00	0.00	0	1	20,499	284
	HINE03I4	0.6	0.6	0.0	0.0	0.0	0.00	0.00	0	1	20,499	20
	HINE03RR1	3,275.1	462.1	1,199.0	643.4	970.6	1.00	1.00	1,533	0	0	0

Town	2005 Zone Dist	Unconstrained Acres	Sewer Service Acres	Soil Types I and II Acres	Soil Type III Acres	Soil Types IV and V Acres	% Residential	Residential Density (Units/Ac)	Housing Unit Capacity	% Non Res	Non Res Density (SF/Ac)	Employment Capacity
	HINE03RR2	3,897.9	0.0	1,615.4	1,108.8	1,173.8	1.00	0.33	702	0	0	0
	HINE03S	259.0	10.7	131.7	40.6	76.0	1.00	0.33	51	0	0	0
	HINE03V	131.3	131.3	0.0	0.0	0.0	0.75	3.03	254	0.25	14,001	710
HUNTINGTON	HUNT95ARR	7,435.5	0.0	2,496.4	1,477.7	3,461.4	0.99	0.20	904	0.01	0	265
	HUNT95AW	212.0	0.0	67.6	45.2	99.2	1.00	0.04	7	0	0	0
	HUNT95FC	0.0	0.0	0.0	0.0	0.0	0.00	0.00	0	0	0	0
	HUNT95V	842.3	0.0	627.8	105.9	108.6	0.90	1.00	475	0.1	6,759	571
JERICHO	JERI03AGR	5,573.9	0.0	2,319.1	2,261.1	993.8	1.00	0.10	446	0	0	0
	JERI03COM	112.4	0.0	96.1	12.3	3.9	0.30	1.00	24	0.7	9,583	602
	JERI03CSV	1,576.5	0.0	425.4	425.9	725.2	1.00	0.10	126	0	0	0
	JERI03OS	0.0	0.0	0.0	0.0	0.0	0.00	0.00	0	0	0	0
	JERI03RIV	565.3	0.0	233.7	121.7	209.9	0.00	0.00	0	0	0	0
	JERI03RR	1,991.2	0.0	1,343.3	420.4	227.5	1.00	0.33	444	0	0	0
	JERI03VCR	26.6	0.0	26.3	0.3	0.1	0.85	1.00	18	0.15	9,583	34
	JERI03VIL	1,279.7	0.0	997.6	178.6	103.6	0.95	1.00	793	0.05	9,583	452
MILTON	MILT05C1	50.5	50.5	0.0	0.0	0.0	0.00	0.00	0	1	6,323	494
	MILT05DB1	174.7	174.7	0.0	0.0	0.0	0.20	9.09	270	0.8	31,114	6,719
	MILT05FC	2,684.7	0.0	292.6	1,060.4	1,331.7	1.00	0.07	156	0	0	0
	MILT05FH	66.8	0.0	16.0	16.1	34.8	0.00	0.00	0	0	0	0
	MILT05I1	14.0	14.0	0.0	0.0	0.0	0.00	0.00	0	1	10,249	222
	MILT05I2	780.2	603.9	114.1	5.7	56.5	0.00	0.00	0	1	10,249	10,611
	MILT05I3	122.9	122.9	0.0	0.0	0.0	0.00	0.00	0	1	10,249	1,946
	MILT05M1	56.0	56.0	0.0	0.0	0.0	0.50	9.09	216	0.5	34,848	1,508
	MILT05M2	9.9	9.9	0.0	0.0	0.0	0.30	2.17	5	0.7	26,806	287
	MILT05M3	4.9	4.9	0.0	0.0	0.0	0.20	8.33	7	0.8	21,780	133
	MILT05M4	204.5	201.1	2.2	0.0	1.2	0.40	7.00	480	0.6	20,499	3,835
	MILT05M5	84.9	84.9	0.0	0.0	0.0	0.70	4.00	202	0.3	18,669	735
	MILT05M6	32.3	32.3	0.0	0.0	0.0	0.70	4.35	83	0.3	18,669	279
	MILT05R1	552.0	477.0	41.6	4.0	29.3	1.00	4.35	1,833	0	0	0
	MILT05R2	452.1	0.0	385.7	12.8	53.6	1.00	1.09	342	0	0	0
	MILT05R3	566.3	297.7	123.6	44.1	100.8	1.00	0.36	143	0	0	0
	MILT05R4	743.7	36.9	502.8	45.7	158.2	1.00	0.11	64	0	0	0
	MILT05R5	12,512.3	305.4	4,229.5	2,555.6	5,421.9	1.00	0.11	1,053	0	0	0
	MILT05R6	436.2	15.4	149.4	45.6	225.8	1.00	0.43	83	0	0	0
	MILT05R7	268.3	268.3	0.0	0.0	0.0	1.00	1.09	248	0	0	0
RICHMOND	RICH03AR	13,629.9	1,183.3	3,749.0	3,733.9	4,963.8	1.00	1.00	5,000	0	0	0
	RICH03C	104.9	1.7	40.4	28.2	34.6	0.00	0.00	0	1	11,463	449
	RICH03G	44.5	25.5	0.4	3.9	14.7	0.50	3.03	34	0.5	10,052	208
	RICH03HDR	1,185.9	180.6	661.7	136.3	207.2	1.00	1.49	1,058	0	0	0
	RICH03IC	77.2	0.0	58.0	4.8	14.4	0.00	0.00	0	1	13,756	523
	RICH03MHP	118.1	0.0	37.6	32.5	48.0	1.00	4.00	69	0	0	0
	RICH03RC	27.7	26.7	0.0	0.6	0.4	0.60	3.03	41	0.4	10,052	166
	RICH03VC	38.8	38.8	0.0	0.0	0.0	0.00	0.00	0	1	11,463	687
SHELBURNE	SHEL05C	37.6	0.0	0.0	25.7	11.8	0.00	0.00	0	0	0	0
	SHEL05CI	164.9	164.9	0.0	0.0	0.0	0.00	0.00	0	1	4,634	1,181
	SHEL05CIS	11.3	11.3	0.0	0.0	0.0	0.00	0.00	0	1	4,475	78
	SHEL05R1	2,261.1	302.9	367.2	834.3	756.7	1.00	0.20	304	0	0	0
	SHEL05R2	215.1	215.1	0.0	0.0	0.0	0.97	0.20	35	0.03	3,734	37
	SHEL05RC	356.1	356.1	0.0	0.0	0.0	0.30	2.17	197	0.7	6,789	2,615
	SHEL05RS1	524.6	524.6	0.0	0.0	0.0	1.00	2.94	1,311	0	0	0
	SHEL05RS2	302.0	302.0	0.0	0.0	0.0	1.00	0.87	223	0	0	0
	SHEL05RS3	969.7	369.6	280.6	115.7	203.9	1.00	0.43	269	0	0	0
	SHEL05V	313.9	313.9	0.0	0.0	0.0	0.70	4.35	812	0.3	6,789	988
SO BURLINGTON	SOBU03AIR	309.4	309.4	0.0	0.0	0.0	0.00	0.00	0	1	9,801	4,686
	SOBU03AIRI	434.3	434.3	0.0	0.0	0.0	0.00	0.00	0	1	13,068	8,772
	SOBU03AR	45.7	45.7	0.0	0.0	0.0	0.60	12.00	280	0.4	9,801	277
	SOBU03C1AIR	11.3	11.3	0.0	0.0	0.0	0.20	1.09	2	0.8	13,068	182
	SOBU03C1AUTO	30.5	30.5	0.0	0.0	0.0	0.20	1.09	6	0.8	20,909	787
	SOBU03C1LR	26.8	26.8	0.0	0.0	0.0	0.60	12.00	164	0.4	13,068	216
	SOBU03C1R12	189.7	189.7	0.0	0.0	0.0	0.50	12.00	968	0.5	13,068	1,916
	SOBU03C1R15	172.2	172.2	0.0	0.0	0.0	0.50	15.00	1,098	0.5	13,068	1,739
	SOBU03C2	226.3	226.3	0.0	0.0	0.0	0.50	7.00	673	0.5	19,008	3,324
	SOBU03CD1	36.4	36.4	0.0	0.0	0.0	0.20	40.00	247	0.8	65,340	2,938
	SOBU03CD2	26.4	26.4	0.0	0.0	0.0	0.20	20.00	90	0.8	43,560	1,421
	SOBU03CD3	14.5	14.5	0.0	0.0	0.0	0.50	25.00	154	0.5	30,492	343
	SOBU03CD4	8.5	8.5	0.0	0.0	0.0	0.30	25.00	54	0.7	30,492	279
	SOBU03IAN	1.9	1.9	0.0	0.0	0.0	0.20	0.10	0	0.8	9,334	22
	SOBU03IAS	5.9	5.9	0.0	0.0	0.0	0.20	0.10	0	0.8	4,667	34
	SOBU03IC	563.8	550.4	3.2	0.0	10.1	0.00	0.00	0	1	17,424	14,857
	SOBU03IHO	13.5	13.5	0.0	0.0	0.0	0.00	0.00	0	0	0	0
	SOBU03IO	500.9	500.9	0.0	0.0	0.0	0.00	0.00	0	1	6,126	4,742
	SOBU03LN	39.7	39.7	0.0	0.0	0.0	1.00	4.00	135	0	0	0
	SOBU03MU	84.4	84.4	0.0	0.0	0.0	0.00	0.00	0	1	16,335	2,131
	SOBU03PR	10.5	10.5	0.0	0.0	0.0	1.00	0.00	0	0	0	0
	SOBU03QCP	22.5	22.5	0.0	0.0	0.0	1.00	4.00	76	0	0	0
	SOBU03R1	137.2	137.2	0.0	0.0	0.0	1.00	1.00	117	0	0	0
	SOBU03R12	108.4	108.4	0.0	0.0	0.0	1.00	12.00	1,106	0	0	0
	SOBU03R1LS	126.2	126.2	0.0	0.0	0.0	1.00	3.64	390	0	0	0
	SOBU03R1PRD	131.7	131.7	0.0	0.0	0.0	1.00	4.00	448	0	0	0
	SOBU03R2	273.3	273.3	0.0	0.0	0.0	1.00	2.00	465	0	0	0
	SOBU03R4	792.6	784.4	5.0	0.9	2.3	1.00	4.00	2,675	0	0	0
	SOBU03R7	232.6	232.6	0.0	0.0	0.0	1.00	7.00	1,384	0	0	0
	SOBU03R7NC	5.9	5.9	0.0	0.0	0.0	0.70	7.00	25	0.3	6,126	17

Town	2005 Zone Dist	Unconstrained Acres	Sewer Service Acres	Soil Types I and II Acres	Soil Type III Acres	Soil Types IV and V Acres	% Residential	Residential Density (Units/Ac)	Housing Unit Capacity	% Non Res	Non Res Density (SF/Ac)	Employment Capacity
	SOBU03SEQ	1,471.0	1,453.4	0.0	14.2	3.5	1.00	1.20	1,485	0	0	0
	SOBU03SW	20.8	20.8	0.0	0.0	0.0	0.60	7.00	74	0.4	6,126	79
ST GEORGE	STGE98LD	1,285.5	0.0	406.1	756.4	123.1	1.00	0.10	103	0	0	0
	STGE98MDR	219.4	0.0	51.8	81.8	85.8	1.00	0.43	38	0	0	0
	STGE98R	15.9	0.0	4.7	7.4	3.9	1.00	0.20	2	0	0	0
	STGE98RD	296.1	0.0	12.3	92.2	191.6	1.00	0.20	32	0	0	0
	STGE98V	232.0	0.0	94.9	20.4	116.7	0.90	5.88	148	0.1	3,734	94
UNDERHILL	UNDE03RES	225.1	0.0	161.9	14.7	48.4	0.90	1.00	122	0.1	9,012	147
	UNDE03RUR	8,815.1	0.0	4,099.8	2,888.8	1,826.5	0.99	0.33	1,685	0.01	9,012	413
	UNDE03SCE	959.9	0.0	580.8	245.7	133.3	1.00	0.10	77	0	0	0
	UNDE03SWT	5,372.9	0.0	726.4	2,097.6	2,548.9	1.00	0.07	287	0	0	0
	UNDE03WAT	2,193.5	0.0	1,737.0	245.4	211.1	0.99	0.20	331	0.01	6,375	157
WESTFORD	WEST03AR1	15,819.1	0.0	3,139.9	7,930.0	4,749.2	0.99	0.10	1,253	0.01	6,375	424
	WEST03AR2	1,839.0	0.0	760.9	773.4	304.7	0.99	0.20	267	0.01	6,375	80
	WEST03RR	458.9	0.0	216.3	170.0	72.5	0.99	0.33	90	0.01	6,375	22
	WEST03TC	534.0	0.0	53.2	266.8	214.0	0.90	1.00	92	0.1	6,375	101
WILLISTON	WILL03AR	6,081.8	422.5	2,410.9	2,361.5	886.9	1.00	0.54	1,692	0	0	0
	WILL03BP	61.4	61.4	0.0	0.0	0.0	0.00	0.00	0	1	15,195	1,443
	WILL03C1A	34.6	34.6	0.0	0.0	0.0	0.00	0.00	0	1	15,195	812
	WILL03C1B	36.3	36.3	0.0	0.0	0.0	0.00	0.00	0	1	10,539	592
	WILL03C1C	32.5	32.5	0.0	0.0	0.0	0.10	40.00	110	0.9	15,195	686
	WILL03C2A	25.1	25.1	0.0	0.0	0.0	0.15	40.00	128	0.85	15,195	501
	WILL03C2B	35.7	35.7	0.0	0.0	0.0	0.15	40.00	182	0.85	15,195	712
	WILL03C2C	95.2	95.2	0.0	0.0	0.0	0.00	0.00	0	1	15,195	2,236
	WILL03C2D	43.4	43.4	0.0	0.0	0.0	0.00	0.00	0	1	15,195	1,020
	WILL03COS	63.6	35.1	20.5	2.8	5.2	0.00	0.00	0	0	0	0
	WILL03FP	199.3	89.4	20.0	37.1	52.7	0.00	0.00	0	0	0	0
	WILL03I	692.7	692.7	0.0	0.0	0.0	0.00	0.00	0	1	16,048	17,180
	WILL03IC	81.9	81.9	0.0	0.0	0.0	0.00	0.00	0	1	13,613	1,724
	WILL03MU	14.7	14.7	0.0	0.0	0.0	0.70	5.56	48	0.3	12,156	83
	WILL03R	964.1	964.1	0.0	0.0	0.0	1.00	2.17	1,781	0	0	0
	WILL03TC	154.9	154.9	0.0	0.0	0.0	0.25	8.00	263	0.75	61,710	11,081
	WILL03VC	89.1	89.1	0.0	0.0	0.0	0.85	2.17	140	0.15	8,431	174
	WILL03WR	0.0	0.0	0.0	0.0	0.0	0.00	0.00	0	0	0	0
WINOOSKI	WINO02CBD	25.5	25.5	0.0	0.0	0.0	0.40	58.82	511	0.6	87,120	2,062
	WINO02GC	21.7	21.7	0.0	0.0	0.0	0.00	0.00	0	1	43,560	1,463
	WINO02I	36.5	36.5	0.0	0.0	0.0	0.00	0.00	0	1	43,560	2,461
	WINO02IGC	3.2	3.2	0.0	0.0	0.0	0.00	0.00	0	1	43,560	216
	WINO02INTZNE	1.2	1.2	0.0	0.0	0.0	0.50	58.82	31	0.5	87,120	82
	WINO02INTZNW	1.1	1.1	0.0	0.0	0.0	0.50	58.82	28	0.5	87,120	77
	WINO02R1A	105.4	105.4	0.0	0.0	0.0	1.00	4.35	389	0	0	0
	WINO02R1B	87.2	87.2	0.0	0.0	0.0	1.00	5.88	436	0	0	0
	WINO02R2	137.3	137.3	0.0	0.0	0.0	1.00	5.88	686	0	0	0
Grand Total		172,429.6	25,799.3	49,067.4	48,049.7	49,513.3	0.59	6.03	76,598	0.2856142	11,042	260,773

Town	Base Zone Dist	Unconstrained Acres	Sewer Service Acres	Soil Types I and II Acres	Soil Type III Acres	Soil Types IV and V Acres	% Residential	Residential Density (Units/Ac)	Housing Unit Capacity	% Non Res	Non Res Density (SF/Ac)	Employment Capacity
BOLTON	BOLT_AR1	2,686.9	0.0	1,016.4	507.8	1,162.7	1.00	0.50	581	0	0	0
	BOLT_C	0.0	0.0	0.0	0.0	0.0	0.00	0.00	0	0	0	0
	BOLT_R2	4,763.0	0.0	768.0	1,449.5	2,545.5	1.00	0.17	499	0	0	0
	BOLT_V1	234.0	0.0	142.6	22.3	69.0	0.85	1.00	105	0.15	9,012	199
	BOLT_V2	247.3	0.0	110.9	57.9	78.5	0.90	1.49	133	0.1	9,012	111
BURLINGTON	BURL_C	65.2	65.2	0.0	0.0	0.0	0.40	25.00	555	0.6	34,848	2,108
	BURL_CBD	49.0	49.0	0.0	0.0	0.0	0.20	40.00	333	0.8	85,226	5,164
	BURL_CBDT	21.0	21.0	0.0	0.0	0.0	0.30	40.00	214	0.7	80,242	1,819
	BURL_E	223.7	223.7	0.0	0.0	0.0	0.00	0.00	0	1	38,016	13,146
	BURL_GC	60.5	60.5	0.0	0.0	0.0	0.40	25.00	514	0.6	34,848	1,956
	BURL_NC	9.6	9.6	0.0	0.0	0.0	0.80	25.00	163	0.2	34,848	103
	BURL_RCO	191.0	180.8	2.1	1.5	6.7	0.00	0.00	0	0	0	0
	BURL_RH	98.4	98.4	0.0	0.0	0.0	1.00	40.00	3,346	0	0	0
	BURL_RL	1,263.8	1,263.1	0.7	0.0	0.0	1.00	5.50	5,906	0	0	0
	BURL_RM	261.2	261.2	0.0	0.0	0.0	1.00	20.00	4,441	0	0	0
	BURL_UC	122.9	122.9	0.0	0.0	0.0	0.20	20.00	418	0.8	22,727	3,452
	BURL_WFC E	8.5	8.5	0.0	0.0	0.0	0.20	40.00	58	0.8	58,080	612
	BURL_WFC N	13.1	5.0	0.0	0.0	8.0	0.90	20.00	78	0.1	15,246	12
	BURL_WFC W	8.6	8.6	0.0	0.0	0.0	0.00	0.00	0	1	49,783	661
	BURL_WFE	59.8	59.8	0.0	0.0	0.0	0.00	0.00	0	1	45,454	4,202
	BURL_WRC	16.9	16.9	0.0	0.0	0.0	0.00	0.00	0	0	0	0
	BURL_WRL	256.1	254.1	2.1	0.0	0.0	1.00	5.50	1,191	0	0	0
	BURL_WRM	28.9	28.9	0.0	0.0	0.0	1.00	20.00	492	0	0	0
CHARLOTTE	CHAR_CO	130.4	0.0	36.2	21.0	73.3	0.20	0.20	3	0.8	5,633	319
	CHAR_CR	776.6	0.0	63.5	324.8	388.3	0.00	0.00	0	0	0	0
	CHAR_IN	133.6	0.0	11.3	28.5	93.7	0.00	0.00	0	1	5,633	208
	CHAR_RU	14,944.7	14.5	3,643.6	6,087.1	5,199.5	1.00	0.20	1,975	0	0	0
	CHAR_SL	693.0	0.0	176.2	210.8	306.0	1.00	0.20	86	0	0	0
	CHAR_SS	41.9	0.0	0.0	6.4	35.5	1.00	0.20	4	0	0	0
	CHAR_VI	404.1	0.0	227.0	102.4	74.8	0.90	0.20	53	0.1	3,380	218
COLCHESTER	COLC_AGR	3,117.6	322.0	839.4	655.5	1,300.6	1.00	0.04	100	0	0	0
	COLC_COM	412.3	123.7	225.5	28.9	34.2	0.00	2.17	0	1	10,596	4,060
	COLC_GD1	464.6	214.0	141.8	21.0	87.8	0.35	5.88	458	0.65	12,251	3,499
	COLC_GD2	83.2	83.2	0.0	0.0	0.0	0.50	2.17	77	0.5	9,801	630
	COLC_GD3	259.3	191.8	5.0	44.3	18.1	0.70	5.88	683	0.3	26,136	2,360
	COLC_GD4	494.4	494.4	0.0	0.0	0.0	0.50	5.88	1,236	0.5	26,966	10,303
	COLC_GD4C	123.2	123.2	0.0	0.0	0.0	0.20	5.88	123	0.8	22,651	3,451
	COLC_GOC	0.0	0.0	0.0	0.0	0.0	0.00	0.00	0	0	0	0
	COLC_I	808.8	419.4	242.8	49.8	96.8	0.00	0.00	0	1	20,499	15,550
	COLC_MHP	138.4	49.5	86.9	0.0	2.0	1.00	2.94	263	0	0	0
	COLC_R1	3,140.6	213.3	1,153.2	363.6	1,410.6	1.00	1.45	1,771	0	0	0
	COLC_R10	303.7	0.0	17.3	54.5	231.9	1.00	0.13	26	0	0	0
	COLC_R2	1,067.4	6.2	821.8	57.4	182.0	1.00	2.94	1,354	0	0	0
	COLC_R3	961.4	36.1	798.0	30.5	96.8	1.00	4.35	1,423	0	0	0
	COLC_R5	1,810.2	41.5	141.9	440.3	1,186.6	1.00	0.29	208	0	0	0
	COLC_WF	590.6	0.0	177.4	102.8	310.3	0.00	0.00	0	0	0	0
ESSEX	SXTN_AR1	5,911.7	152.8	1,654.5	2,542.7	1,561.6	1.00	0.33	1,016	0	0	0
	SXTN_B1	112.6	112.6	0.0	0.0	0.0	0.00	1.09	0	1	25,768	4,483
	SXTN_C1	3,575.3	0.0	444.7	2,554.5	576.1	1.00	0.10	286	0	0	0
	SXTN_C2	926.6	140.3	294.0	162.0	330.2	0.00	0.00	0	0	0	0
	SXTN_CTR	94.5	94.5	0.0	0.0	0.0	0.50	4.35	175	0.5	33,880	2,475
	SXTN_HP-D	10.6	10.6	0.0	0.0	0.0	0.90	2.17	18	0.1	33,880	55
	SXTN_I1	862.6	771.9	52.3	13.0	25.3	0.00	0.43	0	1	60,984	73,247
	SXTN_MXD	65.2	65.2	0.0	0.0	0.0	0.70	2.17	84	0.3	33,880	1,024
	SXTN_MXDC	25.9	25.9	0.0	0.0	0.0	0.50	6.25	69	0.5	29,040	581
	SXTN_MXDPUD	277.1	277.1	0.0	0.0	0.0	0.50	2.17	256	0.5	33,880	7,254
	SXTN_O1	27.0	21.8	0.0	0.7	4.5	0.00	0.10	0	0	0	0
	SXTN_R1	1,170.3	247.7	286.2	362.3	274.0	1.00	1.00	519	0	0	0
	SXTN_R2	1,657.5	1,603.1	47.6	6.6	0.2	1.00	2.17	3,040	0	0	0
	SXTN_R3	11.6	11.6	0.0	0.0	0.0	1.00	4.35	43	0	0	0
	SXTN_RB	9.6	9.6	0.0	0.0	0.0	0.50	4.35	18	0.5	33,880	252
	SXTN_RPDI	240.6	240.6	0.0	0.0	0.0	0.00	0.00	0	1	52,272	19,436
ESSEX JCT	SXVL_FP	52.4	37.8	10.2	4.5	0.0	0.00	0.00	0	0	0	0
	SXVL_HC	57.7	57.7	0.0	0.0	0.0	0.20	4.35	43	0.8	74,674	5,330
	SXVL_LI	237.1	237.1	0.0	0.0	0.0	0.00	0.00	0	1	84,942	31,126
	SXVL_MCU	51.2	51.2	0.0	0.0	0.0	0.40	2.94	51	0.6	74,674	3,543
	SXVL_MF1	68.0	68.0	0.0	0.0	0.0	1.00	5.88	340	0	0	0
	SXVL_MF2	15.6	15.6	0.0	0.0	0.0	1.00	20.00	265	0	0	0
	SXVL_MF3	30.5	30.5	0.0	0.0	0.0	1.00	25.00	648	0	0	0
	SXVL_OS	52.1	52.1	0.0	0.0	0.0	0.00	0.00	0	0	0	0
	SXVL_PA	45.9	18.3	23.6	0.5	3.5	1.00	2.94	84	0	0	0
	SXVL_PE	119.7	119.7	0.0	0.0	0.0	0.00	0.00	0	1	23,760	4,394
	SXVL_R1	336.5	336.5	0.0	0.0	0.0	1.00	2.94	841	0	0	0
	SXVL_R2	411.6	411.6	0.0	0.0	0.0	1.00	5.88	2,058	0	0	0
	SXVL_RO	55.7	55.7	0.0	0.0	0.0	0.40	20.00	379	0.6	21,780	1,126
	SXVL_VC	18.1	18.1	0.0	0.0	0.0	0.20	9.09	28	0.8	75,879	1,698
HINESBURG	HINE_AG	9,465.6	488.1	1,428.5	2,756.2	4,792.8	1.00	0.50	1,603	0	0	0
	HINE_C	52.0	52.0	0.0	0.0	0.0	0.00	2.17	0	1	14,935	1,201
	HINE_I1	130.6	0.0	55.2	41.3	34.1	0.00	1.09	0	1	65,340	567
	HINE_I2	5.3	5.3	0.0	0.0	0.0	0.00	1.09	0	1	52,272	427
	HINE_I3	9.0	9.0	0.0	0.0	0.0	0.00	1.09	0	1	69,696	965
	HINE_I4	0.6	0.6	0.0	0.0	0.0	0.00	1.09	0	1	69,696	69
	HINE_RR1	3,404.1	373.2	1,271.5	705.6	1,053.8	1.00	1.00	1,532	0	0	0

Town	Base Zone Dist	Unconstrained Acres	Sewer Service Acres	Soil Types I and II Acres	Soil Type III Acres	Soil Types IV and V Acres	% Residential	Residential Density (Units/Ac)	Housing Unit Capacity	% Non Res	Non Res Density (SF/Ac)	Employment Capacity
	HINE_RR2	4,533.3	0.0	1,853.6	1,342.1	1,337.6	1.00	0.33	816	0	0	0
	HINE_S	272.9	9.2	142.6	44.0	77.2	1.00	0.33	54	0	0	0
	HINE_V	131.3	131.3	0.0	0.0	0.0	0.75	3.03	254	0.25	14,001	710
HUNTINGTON	HUNT_ARR	10,811.0	0.0	3,508.7	2,552.2	4,750.1	0.99	0.20	1,336	0.01	0	378
	HUNT_AW	289.5	0.0	86.8	60.4	142.3	1.00	0.04	9	0	0	0
	HUNT_FC	0.0	0.0	0.0	0.0	0.0	0.00	0.00	0	0	0	0
	HUNT_V	1,113.8	0.0	843.8	119.1	150.9	0.90	1.00	636	0.1	6,759	765
JERICHO	JERI_AGR	6,058.0	0.0	2,597.0	2,383.8	1,077.2	1.00	0.10	485	0	0	0
	JERI_COM	125.9	0.0	104.5	16.8	4.6	0.30	1.00	26	0.7	8,168	658
	JERI_CSV	2,339.4	0.0	655.2	502.9	1,181.3	1.00	0.10	187	0	0	0
	JERI_OS	0.0	0.0	0.0	0.0	0.0	0.00	0.00	0	0	0	0
	JERI_RIV	1,013.9	0.0	448.4	224.1	341.5	0.00	0.00	0	0	0	0
	JERI_RR	2,154.6	0.0	1,439.9	476.4	238.4	1.00	0.33	479	0	0	0
	JERI_VCR	27.7	0.0	27.4	0.3	0.0	0.85	1.00	19	0.15	7,467	36
	JERI_VIL	1,326.9	0.0	1,048.9	174.2	103.8	0.95	1.00	832	0.05	2,800	474
MILTON	MILT_C1	50.5	50.5	0.0	0.0	0.0	0.00	1.09	0	1	6,323	494
	MILT_FC	2,688.7	0.0	289.8	1,024.4	1,374.6	1.00	0.07	156	0	0	0
	MILT_FH	233.6	4.8	75.7	54.8	98.3	0.00	0.00	0	0	0	0
	MILT_I1	57.4	57.4	0.0	0.0	0.0	0.00	2.17	0	1	12,812	1,136
	MILT_I2	780.2	603.9	114.1	5.7	56.5	0.00	0.43	0	1	19,218	18,980
	MILT_I3	631.1	631.1	0.0	0.0	0.0	0.00	0.22	0	1	10,249	9,997
	MILT_M1	131.2	131.2	0.0	0.0	0.0	0.50	9.09	507	0.5	34,848	3,533
	MILT_M2	101.2	101.2	0.0	0.0	0.0	0.30	2.17	56	0.7	26,806	2,935
	MILT_M3	32.6	0.0	19.3	2.6	10.7	0.00	0.00	0	0	0	0
	MILT_M4	380.9	377.5	2.2	0.0	1.2	0.40	2.17	280	0.6	20,499	7,188
	MILT_M5	77.3	77.3	0.0	0.0	0.0	0.70	4.35	200	0.3	18,669	669
	MILT_M6	23.6	23.6	0.0	0.0	0.0	0.70	4.35	61	0.3	18,669	204
	MILT_R1	669.9	523.8	83.6	8.8	53.8	1.00	4.35	2,075	0	0	0
	MILT_R2	867.1	0.0	736.1	24.8	106.3	1.00	1.09	653	0	0	0
	MILT_R3	725.4	150.7	168.6	117.9	288.2	1.00	0.36	138	0	0	0
	MILT_R4	824.1	27.2	576.8	51.0	169.1	1.00	0.11	71	0	0	0
	MILT_R5	13,456.5	733.9	4,451.0	2,705.9	5,565.8	1.00	0.11	1,137	0	0	0
	MILT_R6	437.2	10.6	153.5	46.8	226.3	1.00	0.43	83	0	0	0
	MILT_R7	269.0	269.0	0.0	0.0	0.0	1.00	1.09	249	0	0	0
RICHMOND	RICH_A_R	14,780.6	1,297.4	4,022.2	3,944.2	5,516.8	1.00	1.00	5,393	0	0	0
	RICH_C	103.8	58.4	8.8	20.4	16.0	0.00	0.00	0	1	11,463	1,154
	RICH_G	37.7	37.7	0.0	0.0	0.0	0.50	3.03	49	0.5	10,052	293
	RICH_HDR	1,109.6	124.8	660.0	128.9	195.8	1.00	1.49	983	0	0	0
	RICH_I_C	77.2	0.0	58.0	4.8	14.4	0.00	0.00	0	1	13,756	523
	RICH_MHP	118.1	96.7	12.1	9.3	0.1	1.00	4.00	349	0	0	0
	RICH_R_C	27.7	26.7	0.0	0.6	0.4	0.60	3.03	41	0.4	10,052	166
	RICH_VC	38.8	38.8	0.0	0.0	0.0	0.00	0.00	0	1	11,463	687
SHELBURNE	SHEL_C	61.4	3.1	0.0	9.6	48.7	0.00	0.00	0	0	0	0
	SHEL_CI	221.9	221.9	0.0	0.0	0.0	0.00	0.00	0	1	4,634	1,589
	SHEL_CIS	83.3	83.3	0.0	0.0	0.0	0.00	0.00	0	1	4,475	576
	SHEL_R1	4,115.1	437.6	624.0	1,607.7	1,445.9	1.00	0.20	547	0	0	0
	SHEL_R2	205.2	202.5	1.5	0.4	0.9	0.97	0.20	34	0.03	3,734	35
	SHEL_RC	356.3	356.3	0.0	0.0	0.0	0.30	2.17	197	0.7	6,789	2,616
	SHEL_RS1	521.1	521.1	0.0	0.0	0.0	1.00	2.94	1,303	0	0	0
	SHEL_RS2	310.7	310.7	0.0	0.0	0.0	1.00	0.87	230	0	0	0
	SHEL_RS3	1,388.2	666.9	318.4	153.7	249.1	1.00	0.43	402	0	0	0
	SHEL_V	316.9	316.9	0.0	0.0	0.0	0.70	4.35	820	0.3	6,789	997
SO BURLINGTON	SOBU_A	297.0	297.0	0.0	0.0	0.0	0.00	0.00	0	1	12,251	5,623
	SOBU_AI	7.6	7.6	0.0	0.0	0.0	0.00	0.00	0	1	13,068	154
	SOBU_C1	364.8	364.8	0.0	0.0	0.0	0.20	7.14	443	0.8	17,424	7,859
	SOBU_C1A	35.7	35.7	0.0	0.0	0.0	0.20	7.14	43	0.8	17,424	768
	SOBU_C2	317.0	317.0	0.0	0.0	0.0	0.50	7.14	962	0.5	14,256	3,492
	SOBU_CD1	22.4	22.4	0.0	0.0	0.0	0.20	1.75	7	0.8	65,340	1,810
	SOBU_CD2	15.6	15.6	0.0	0.0	0.0	0.20	1.75	5	0.8	52,272	1,006
	SOBU_CD3	12.6	12.6	0.0	0.0	0.0	0.50	0.28	1	0.5	42,004	409
	SOBU_CD4	5.2	5.2	0.0	0.0	0.0	0.30	0.28	0	0.7	39,204	220
	SOBU_COS	290.7	290.1	0.0	0.0	0.6	0.00	0.00	0	0	0	0
	SOBU_IA	118.6	118.6	0.0	0.0	0.0	0.00	0.10	0	1	4,667	856
	SOBU_IOS	367.9	367.9	0.0	0.0	0.0	0.00	0.00	0	1	5,682	3,230
	SOBU_LSN	12.9	12.9	0.0	0.0	0.0	1.00	3.03	33	0	0	0
	SOBU_M	67.9	67.9	0.0	0.0	0.0	0.00	0.00	0	0	0	0
	SOBU_MIC	762.3	750.1	2.6	0.0	9.6	0.00	0.00	0	1	13,068	15,179
	SOBU_PR	2.2	2.2	0.0	0.0	0.0	0.00	0.00	0	0	0	0
	SOBU_QCP	16.6	16.6	0.0	0.0	0.0	1.00	5.00	71	0	0	0
	SOBU_R1	293.3	293.3	0.0	0.0	0.0	1.00	1.00	249	0	0	0
	SOBU_R1P	63.5	63.5	0.0	0.0	0.0	1.00	1.00	54	0	0	0
	SOBU_R2	226.9	226.9	0.0	0.0	0.0	1.00	2.00	386	0	0	0
	SOBU_R4	804.7	796.0	2.4	0.0	6.4	1.00	4.00	2,711	0	0	0
	SOBU_R7	291.8	291.8	0.0	0.0	0.0	0.80	7.14	1,417	0.2	12,812	1,155
	SOBU_SEQ	2,509.5	2,509.5	0.0	0.0	0.0	1.00	1.20	2,570	0	0	0
ST GEORGE	STGE_LD	1,285.5	0.0	406.1	756.4	123.1	1.00	0.10	103	0	0	0
	STGE_MDR	219.4	0.0	51.8	81.8	85.8	1.00	0.43	38	0	0	0
	STGE_R	89.8	0.0	19.4	27.3	43.1	1.00	0.20	11	0	0	0
	STGE_RD	318.8	0.0	12.3	105.6	200.9	1.00	0.20	35	0	0	0
	STGE_V	293.5	0.0	111.9	36.2	145.4	0.90	5.88	177	0.1	3,734	114
UNDERHILL	UNDE_RES	225.1	0.0	161.9	14.7	48.4	0.90	1.00	122	0.1	9,012	147
	UNDE_RUR	9,160.2	0.0	4,237.8	2,958.1	1,964.3	0.99	0.33	1,743	0.01	9,012	427
	UNDE_SCE	1,072.4	0.0	607.7	300.9	163.8	1.00	0.10	86	0	0	0

Town	Base Zone Dist	Unconstrained Acres	Sewer Service Acres	Soil Types I and II Acres	Soil Type III Acres	Soil Types IV and V Acres	% Residential	Residential Density (Units/Ac)	Housing Unit Capacity	% Non Res	Non Res Density (SF/Ac)	Employment Capacity
	UNDE_SWT	6,533.6	0.0	954.1	2,496.3	3,083.1	1.00	0.07	348	0	0	0
	UNDE_WAT	2,219.4	0.0	1,746.4	258.4	214.6	0.99	0.20	335	0.01	6,375	158
WESTFORD	WEST_AR1	16,579.9	0.0	3,275.9	8,300.4	5,003.6	0.99	0.10	1,313	0.01	6,375	443
	WEST_AR2	2,017.3	0.0	818.4	844.2	354.8	0.99	0.20	291	0.01	6,375	86
	WEST_RR	692.4	0.0	374.0	185.2	133.2	0.99	0.33	139	0.01	6,375	36
	WEST_TC	346.0	0.0	24.0	181.9	140.2	0.90	1.00	54	0.1	6,375	58
WILLISTON	WILL_AR	8,582.7	778.1	3,245.3	3,135.9	1,423.4	1.00	0.54	2,386	0	0	0
	WILL_BP	61.4	61.4	0.0	0.0	0.0	0.00	0.00	0	1	15,195	1,443
	WILL_C1A	34.6	34.6	0.0	0.0	0.0	0.00	0.00	0	1	15,195	812
	WILL_C1B	36.3	36.3	0.0	0.0	0.0	0.00	0.00	0	1	10,539	592
	WILL_C1C	32.5	32.5	0.0	0.0	0.0	0.10	40.00	110	0.9	15,195	686
	WILL_C2A	25.1	25.1	0.0	0.0	0.0	0.15	40.00	128	0.85	15,195	501
	WILL_C2B	35.7	35.7	0.0	0.0	0.0	0.15	40.00	182	0.85	15,195	712
	WILL_C2C	95.2	95.2	0.0	0.0	0.0	0.00	0.00	0	1	15,195	2,236
	WILL_C2D	43.4	43.4	0.0	0.0	0.0	0.00	0.00	0	1	15,195	1,020
	WILL_COS	77.9	32.7	27.6	4.1	13.6	0.00	0.00	0	0	0	0
	WILL_FP	1,023.5	202.4	360.3	235.4	225.3	0.00	0.00	0	0	0	0
	WILL_I	1,031.1	1,031.1	0.0	0.0	0.0	0.00	0.00	0	1	16,048	25,574
	WILL_IC	81.9	81.9	0.0	0.0	0.0	0.00	0.00	0	1	13,613	1,724
	WILL_MU	124.7	124.7	0.0	0.0	0.0	0.70	5.56	412	0.3	12,156	703
	WILL_R	1,116.3	1,116.3	0.0	0.0	0.0	1.00	2.17	2,063	0	0	0
	WILL_TC	229.7	229.7	0.0	0.0	0.0	0.25	8.00	390	0.75	61,710	16,429
	WILL_VC	158.7	158.7	0.0	0.0	0.0	0.85	2.17	249	0.15	8,431	310
	WILL_WR	0.2	0.0	0.0	0.0	0.2	0.00	0.00	0	0	0	0
WINOOSKI	WINO_CBD	25.5	25.5	0.0	0.0	0.0	0.40	58.82	511	0.6	87,120	2,062
	WINO_GC	21.7	21.7	0.0	0.0	0.0	0.00	0.00	0	1	43,560	1,463
	WINO_I	52.2	52.2	0.0	0.0	0.0	0.00	0.00	0	1	43,560	3,517
	WINO_IGC	3.2	3.2	0.0	0.0	0.0	0.00	0.00	0	1	43,560	216
	WINO_INTZN_E	1.7	1.7	0.0	0.0	0.0	0.50	58.82	41	0.5	87,120	111
	WINO_INTZN_W	1.1	1.1	0.0	0.0	0.0	0.50	58.82	28	0.5	87,120	77
	WINO_PUB	0.0	0.0	0.0	0.0	0.0	0.00	0.00	0	0	0	0
	WINO_R1A	119.2	119.2	0.0	0.0	0.0	1.00	4.35	440	0	0	0
	WINO_R1B	87.2	87.2	0.0	0.0	0.0	1.00	5.88	436	0	0	0
	WINO_R2	136.8	136.8	0.0	0.0	0.0	1.00	5.88	684	0	0	0
Grand Total		208,896.3	31,461.9	57,992.1	57,559.7	61,882.6	0.53	5.45	85,216	0.2695864	11,470	393,610

Planned/Programmed Development Activity by TAZ with Employment Calculation

																	550	550	550		0.5	
TAZ	Town	Description	Address	Parcel	Application	Ind/Warehous	Office SF	Retail SF	Hotel Rooms	School Emp	SF HU 05-1	SF HU 10-	MF HU 05-10	MF HU 10-	Low Comm	High Comm	Retail Emp	Ind Emp	Inst Emp	Hotel Emp	Source
287	Colchester	Severance Corners	Blakely Rd				50000	35400							91		64	0	0	0	Development Review Board
279	Colchester	Farmington Hills		28-85							8				0		0	0	0	0	Development Review Board
269	Colchester	Marble Island		57-9							55				0		0	0	0	0	Development Review Board
274	Colchester	Sherwood Forest	Church Rd	50-33							18				0		0	0	0	0	Development Review Board
271	Colchester	Village Assoc	Mallets Bay	28-9							42				0		0	0	0	0	Development Review Board
282	Colchester	Tomar Mgt	Water Tower	3-188			18972								34		0	0	0	0	Development Review Board
273	Colchester	Round Realty	Depot Rd	9-9		172000									0		0	313	0	0	Development Review Board
276	Colchester	Wedgewood		4-10							9				0		0	0	0	0	Phone Call, Town Planner, 4/06
279	Colchester	Farmington Hills		28-85							16				0		0	0	0	0	Phone Call, Town Planner, 4/06
276	Colchester	Autumn Woods	Severence Rd	4-2-1							8				0		0	0	0	0	Phone Call, Town Planner, 4/06
287	Colchester	Ireland Industries	Severence Corners	4-30-1			34040	20100					206		62		37	0	0	0	Phone Call, Town Planner, 4/06
269	Colchester	Marble Island (PUD)		57-9							18				0		0	0	0	0	Phone Call, Town Planner, 4/06
264	Colchester	Sicard (Subdivision)		16-68									8		0		0	0	0	0	Phone Call, Town Planner, 4/06
246	Essex	Comerstone Commons	Kellogg	47-4				3945			53				0		7	0	0	0	Development Review Board
214	Essex	Senecal LMP	Pinecrest								80				0		0	0	0	0	Development Review Board
254	Essex	Saxon Hill Ind Park		72 3-7		38619									0		0	70	0	0	Development Review Board
257	Essex	Mainstay Hotel	Susie Wilson												0		0	0	0	0	Development Review Board
252	Essex	Birchwood	Oakwood								6				0		0	0	0	0	Development Review Board
257	Essex	Junction	Susie Wilson	47-9							18				0		0	0	0	0	Development Review Board
257	Essex	Pizzagalli	River Rd	64 3-6							24				0		0	0	0	0	Development Review Board
257	Essex	Homestead		91 3-1				6177							0		11	0	0	0	Development Review Board
257	Essex	Pinewood Manor		84 1							39				0		0	0	0	0	Development Review Board
249	Essex	Town Center		92 3-1				400000							0		727	0	0	0	Development Review Board
245	Essex	Green Mtn Montessori		58 32						10					0		0	0	10	0	Development Review Board
244	Essex	Autumn Knoll	Marion Ave	102-026							56				0		0	0	0	0	Planning & Zoning Dept
213	Essex	Highland Village	Pearl St										77		0		0	0	0	0	Planning & Zoning Dept
258	Essex	Oakridge Townhomes	Allen Martin								52				0		0	0	0	0	Planning & Zoning Dept
252	Essex	Oakridge Townhomes	Allen Martin								80				0		0	0	0	0	Planning & Zoning Dept
217	Essex	Rivers Edge	Cascade								50				0		0	0	0	0	Planning & Zoning Dept
226	Essex	Riverside in the Village	Franklin				7700	2500					297		14		5	0	0	0	Planning & Zoning Dept
197	Williston	LaPierre		4104029	CU0607						100	100			0		0	0	0	0	Development Review Board
173	Williston	Whitcomb Pk			SP0610		42000								76		0	0	0	0	Development Review Board
184	Williston	Engineers Dr		7108001	SP0521		7000								13		0	0	0	0	Development Review Board
197	Williston	Omega Elec	US 2				100000								182		0	0	0	0	Development Review Board
180	Williston	Pecor	Tafts Corners		SP0401		197000				175	175			358		0	0	0	0	Development Review Board
186	Williston	Blair Pk Lot 4	Blair Park		SP0516		12716								23		0	0	0	0	Development Review Board
166	Williston	Green Mtn Collision			SP0505	12000									0		0	22	0	0	Development Review Board
200	Williston	Slate Barn			SP0308						9				0		0	0	0	0	Development Review Board
187	Williston	Commerce Dr			SP0513	52680									0		0	96	0	0	Development Review Board
201	Williston	Barone/Goodrich			SP0507						14				0		0	0	0	0	Development Review Board
196	Williston	Adams			SP0504		5908								11		0	0	0	0	Development Review Board
202	Williston	BEST Consortium			SP0502					10					0		0	0	10	0	Development Review Board
191	Williston	Best Tile			SP0428			19600							0		36	0	0	0	Development Review Board
196	Williston	Brownell			SP0406	16160									0		0	29	0	0	Development Review Board
193	Williston	Taft Corners Lot 6			SP0314		40000								73		0	0	0	0	Development Review Board
191	Williston	Fedex			SP0412	57840									0		0	105	0	0	Development Review Board
191	Williston	Gregory Supply			SP0409	63300									0		0	115	0	0	Development Review Board
178	Williston	Brandywine									49				0		0	0	0	0	2005 Growth and Development Report
174	Williston	Coyote Run									20				0		0	0	0	0	2005 Growth and Development Report
206	Williston	H. Leclair									10				0		0	0	0	0	2005 Growth and Development Report
163	Williston	Bittersweet									12				0		0	0	0	0	2005 Growth and Development Report
158	Shelburne	Shelburne Inn	Shelburne Road										9		0		0	0	0	0	Development Review Board
159	Shelburne	Harrington Circle	Harbor Road								14				0		0	0	0	0	Development Review Board
152	Shelburne	Shelburne Cliff		03-01-02.200									11		0		0	0	0	0	Phone Call, Town Planner, 4/06
152	Shelburne	Wake Robin	200 Wake Robin Dr										37		0		0	0	0	0	Phone Call, Town Planner, 4/06
157	Shelburne	Ethen Allen Holding/Rice W	4188 Shelburn Rd										36		0		0	0	0	0	Phone Call, Town Planner, 4/06
155	Shelburne	River Crest Estates	Thompson Rd	11-01-06.000							27		41		0		0	0	0	0	Phone Call, Town Planner, 4/06
263	Winooski	Winooski Downtown					135000	14878					300	330	245		27	0	0	0	City website
30	Burlington	Pomerleau	81 S Williams										27		0		0	0	0	0	City Development Update 1/17/06
37	Burlington	Retrovest	45 Cherry										13		0		0	0	0	0	City Development Update 1/17/07
37	Burlington	Retrovest	40 Battery										30		0		0	0	0	0	City Development Update 1/17/08
37	Burlington	Canning	25 Cherry						127						0		0	0	0	64	City Development Update 1/17/09
6	Burlington	Rouille	354 Manhattan										15		0		0	0	0	0	City Development Update 1/17/10
14	Burlington	Richardson	166 East										31		0		0	0	0	0	City Development Update 1/17/11
56	Burlington	Farrell	161 Saint Paul										21		0		0	0	0	0	City Development Update 1/17/12
11	Burlington	Hartland	237 North										25		0		0	0	0	0	City Development Update 1/17/13
47	Burlington	Comell	131 Battery				34000								62		0	0	0	0	City Development Update 1/17/14
37	Burlington	ICV	114 College										50		0		0	0	0	0	City Development Update 1/17/15
294	Milton	Prof Dev Assoc		29-26							15				0		0	0	0	0	Development Review Board
294	Milton	Prof Dev Assoc		29-28							33				0		0	0	0	0	Development Review Board
293	Milton	Rocheleau		18-6-103							9				0		0	0	0	0	Development Review Board
295	Milton	Ledges at Petty Brook									48				0		0	0	0	0	Development Review Board
300	Milton	Winterberry/Bill Soyer		7-60-1 to 7-60-9							14				0		0	0	0	0	Phone Call, Town Planner, 4/06
311	Jericho	Porrier									6				0		0	0	0	0	Development Review Board
311	Jericho	Moore											8		0		0	0	0	0	Development Review Board
314	Jericho	Skunk Hollow road	Tyler Pl	025							21				0		0	0	0	0	Phone Call, Town Planner, 4/06
325	Richmond	Locus Knoll		EM1476	05-175						6				0		0	0	0	0	Development Review Board
323	Richmond	WHW Dev Co		HI1285	05-057						8				0		0	0	0	0	Development Review Board
322	Richmond	Greystone		CO1700	05-117						12				0		0	0	0	0	Development Review Board
320	Richmond	Southview Phase 7		SV0910	04-206						11				0		0	0	0	0	Development Review Board
290	Charlotte	Sterns	Spear St								6				0		0	0	0	0	Development Review Board
290	Charlotte	Palmer	E Thompson								5				0		0	0	0	0	Development Review Board
149	So Burlington	South Village								20	150	184			0		0	0	20	0	Burlington Free Press
105	So Burlington	Quarry Hill									281				0		0	0	0	0	Spear Street Corridor Study
151	So Burlington	Redstone									145				0		0	0	0	0	Spear Street Corridor Study
126	So Burlington	Forest Glen									89				0		0	0	0	0	Spear Street Corridor Study
149	So Burlington	Farrell Spear Street									30				0		0	0	0	0	Spear Street Corridor Study
150	So Burlington	Chittenden Cider Mill									150				0		0	0	0	0	Southeast Quadrant Plan
149	So Burlington	South Pointe									32				0		0	0	0	0	Spear Street Corridor Study
113	So Burlington	Snyder Lancaster									70				0		0	0	0	0	City Planning Dept. 4/06

Planned/Programmed Development Activity by TAZ with Employment Calculation

																550		550	550		0.5	
TAZ	Town	Description	Address	Parcel	Application	Ind/Warehous	Office SF	Retail SF	Hotel Rooms	School Emp	SF HU 05-1	SF HU 10-	MF HU 05-10	MF HU 10-	Low Comm	High Comm	Retail Emp	Ind Emp	Inst Emp	Hotel Emp	Source
124	So Burlington	City's Edge									63				0		0	0	0	0	City Planning Dept. 4/06
124	So Burlington	Eastwood Commons									90				0		0	0	0	0	City Planning Dept. 4/06
131	So Burlington	Avalanche Development	1050 Hinesburg				8900								16		0	0	0	0	City Planning Dept. 4/06
116	So Burlington	LNP, Inc.	Adelphia Dr				69050								126		0	0	0	0	City Planning Dept. 4/06
131	So Burlington	Gravelin	1035 Hinesburg				10000								18		0	0	0	0	City Planning Dept. 4/06
142	So Burlington	Lowes	Shelburne Road					123000							0		224	0	0	0	City Planning Dept. 4/06
334	Hinesburg	Creekside		08-01-06							37				0		0	0	0	0	Phone Call, Town Planner, 4/06
334	Hinesburg	Norris Property		20-50-41							9				0		0	0	0	0	Phone Call, Town Planner, 4/06
334	Hinesburg	Hineside Hillside		09-01-01							56				0		0	0	0	0	Phone Call, Town Planner, 4/06
334	Hinesburg	Greenstreet		20-50-43							19				0		0	0	0	0	Phone Call, Town Planner, 4/06
335	Hinesburg	Southern Edge		09-01-64.100							6				0		0	0	0	0	Phone Call, Town Planner, 4/06
328	Huntington		Hinesburg Hollow	05-031.300							7				0		0	0	0	0	Phone Call, Town Planner, 4/06
304	Westford		Words Hollow	09WD029							7				0		0	0	0	0	Phone Call, Town Planner, 4/06
306	Westford		Plains Road	02PL037							8				0		0	0	0	0	Phone Call, Town Planner, 4/06
304	Westford		Rt 128	01TW028							7				0		0	0	0	0	Phone Call, Town Planner, 4/06
306	Westford		Plains Road	02PL026							6				0		0	0	0	0	Phone Call, Town Planner, 4/06
304	Westford		Rolling Irish Road	08RI006							7				0		0	0	0	0	Phone Call, Town Planner, 4/06
											2525	459	1242	330	1404	0	1137	750	40	64	
												3767	789							3395	
												05-10	**10-15**							**05-10**	
													4556							**3395**	