

Memo to: Adjacent Municipalities, VT DHCD, Lamoille County Planning Commission, Eden Selectboard
From: Eden Planning Commissions
Date: 9/16/2025
Re: Planning Commissions Report on the Draft Town of Eden Town Plan 2025-2033

The Eden Planning Commissions, with technical assistance from the Lamoille County Planning Commission, drafted a revised *Town of Eden Town Plan 2025-2033* for consideration by the Eden Selectboard to guide the community for the next eight years. A report is required by state law when considering an amendment or update to the Municipal Plan. This report is intended to meet the statutory requirements of 24 V.S.A. §4384(c).

The draft *Town of Eden Town Plan* is consistent with the Plan objectives per Section 4382 of Chapter 117; Title 24 compatible with Vermont's Statewide Planning Goals (established under Section 4302). Among others, these goals include:

- To plan development so as to maintain the historic settlement pattern of compact villages and urban centers separated by rural countryside;
- To encourage the efficient use of energy and the development of renewable energy resources;
- To provide for safe, convenient, economic and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers; and,
- To maintain and improve the quality of air, water, wildlife and land resources.
- To promote inclusivity, wellness, quality of life, and health.

The Town of Eden's Town Plan is also guided by overall objectives listed by topic area under the each chapter of this plan.

**Municipal Plan information and data were updated throughout the Plan.
The major changes by chapter are listed in the table below.**

Community Profile	Updated Census population data.
Historic, Scenic, & Archeological Resources	General data updates and updates to the goals and policies section.
Housing	Updated narrative and charts/graphs with the latest Census data and Housing Needs Assessment data. Per Act 47 and Act 181 added a housing targets section.
Energy and Utilities	Updated LEAP information and targets/analysis section. Addressed statewide energy goals and updates to

	comply with the latest Act 174 standards. Updated/added additional information on local utility providers.
Economic Development	Updated the agricultural section as well as updated local employment data.
Transportation	Added language to reference Municipal Roads General Permit, RCT Micro Transit Service, and updated policies/recommendations.
Education	Information updated on Early Childhood Education and Childcare services.
Community Services and Facilities	Updated table showing municipal properties and public lands.
Water quality and Flood Resiliency	Incorporated recent flood data. Updated policies and recommendations considering recent flooding events.
Natural Resources	Updated to comply with Act 171.
Information Technology and Telecommunications	Updated to show progress of Lamoille Fibernet build out. Updated connection data.
Land Use	Updated information regarding the Asbestos mine settlement projects.

If there are questions or comments with respect to the plan or this report, please contact Alec Jones, Transportation Planner at (802-851-6350) or alec@lcpvvt.org