

# Williston's Municipal Planning Perspective: Housing and Infrastructure

---

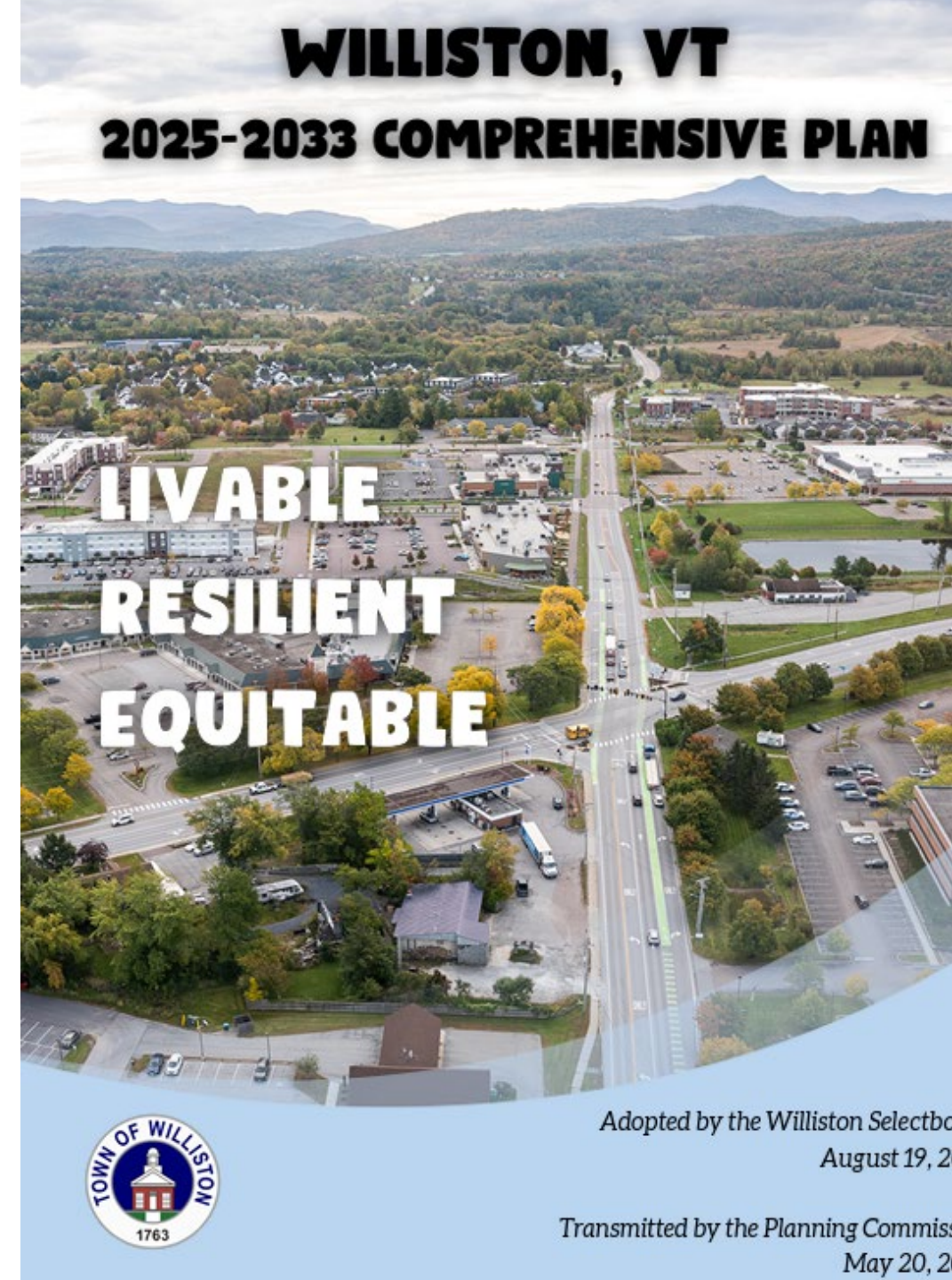
2026 Legislative Breakfast



# Where is Williston?

---

- New Town Plan in August 2025
  - “Livable, Resilient, Equitable”
- Housing Targets
  - Roughly 3200 by 2050, or 128/year)
- Zoning Reforms
  - Height, Density, Parking, Inclusionary
- Lowest municipal tax rate of any place in Chittenden County that provides services
  - Nearly 75% of budget is emergency services, plowing +paving

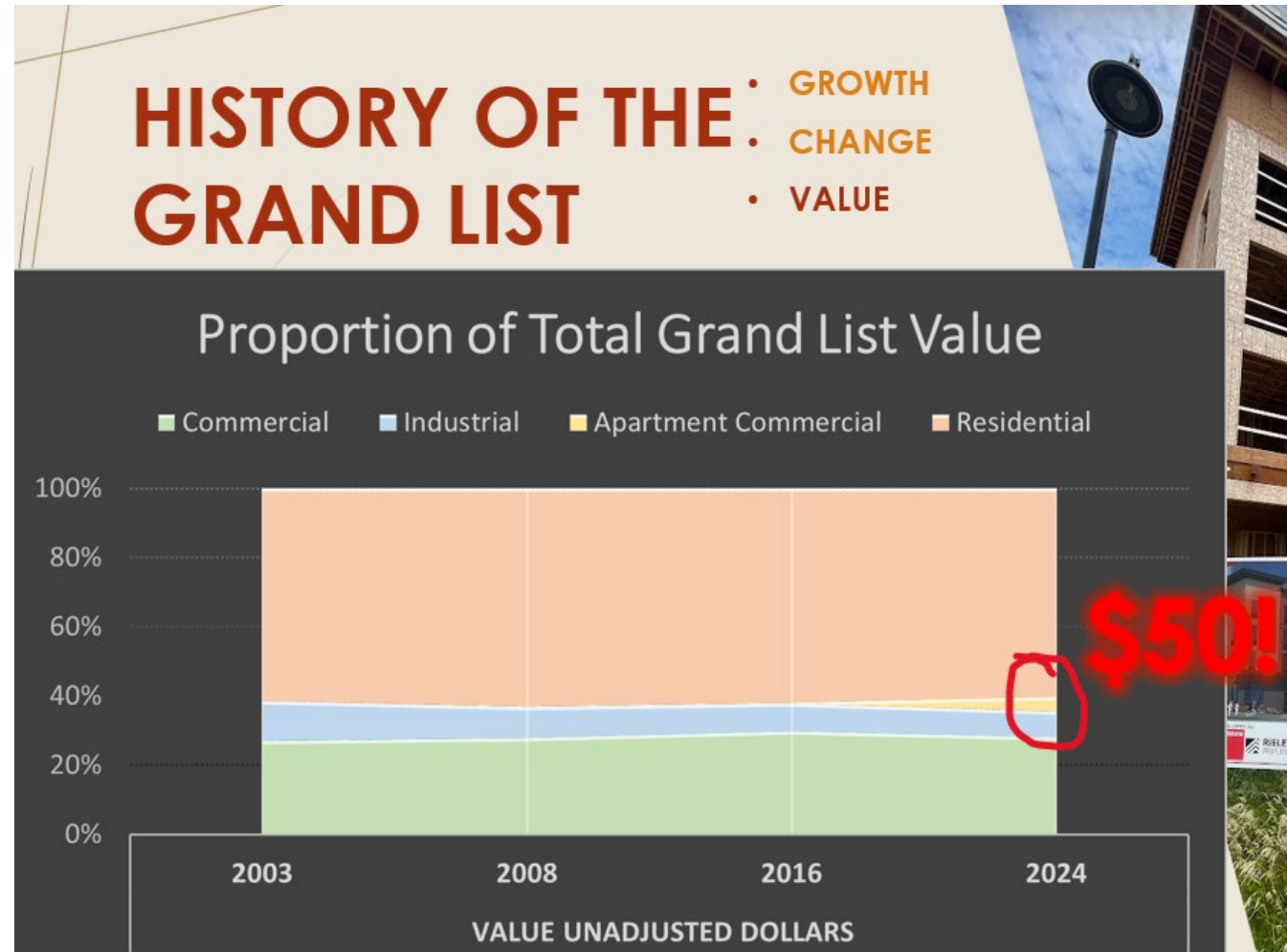


Adopted by the Williston Selectboard  
August 19, 2025

Transmitted by the Planning Commission  
May 20, 2025

# Where is Williston Going?

- New Budget Challenges
  - Grand List Impacts
- New Projects
  - Library, Bike/Ped, Rec. Master Plan
- More Land Conservation
  - Majority Support for ERF Funding in 2025
- Reassessment
  - Decline of Commercial Property Value
  - Increased Residential Property Value
- New Development?
  - More infill, more “urban”
  - More redevelopment
  - More \$\$\$ to build



# Recent Changes:

## What happens in Montpelier matters in Williston

---

- Act 47/181
  - Williston's Bylaws Updated
- PILOT formula
  - Will help Williston Invest in its future
- Survival of TIF for Growth Centers
  - Critical to creating a walkable center at Taft Corners
- Creation of CHIP
  - A powerful redevelopment tool
- Designations Transition (Village and Growth Center)
  - Needs careful attention- lost opportunities?
- Act 250 Tier 1A/1B
  - Town has stated it will pursue both
- Banning Restrictive "single-family only" Covenants
  - Only 2021 forward- recent study in Williston shows many older covenants in some of the neighborhoods with the highest potential for infill



# What does Williston Need to help Realize its Vision?

---

- Support for transportation planning
  - Williston Road will be rebuilt from Taft Corners to the Richmond Town line in coming years
  - Lots of opportunity to achieve longstanding goals
  - Budget headwinds limit corridor planning
- Support for mid and long-term REGIONAL infrastructure planning
  - Especially Wastewater but also:
  - Water Supply
  - Emergency Services
  - State Highways (Class I Town Highway funding formula reform)

# TAFT CORNERS

## WILLISTON, VERMONT



VISION PLAN CREATED BY THE RESIDENTS OF WILLISTON

# And?

---

- Support for good planning!
  - Consider impacts on municipal capacity when changing laws about municipal zoning (July 1 Effective Dates)
  - Give Growth Centers like Taft Corners access to grant programs the designations reforms in Act 181 removed
  - Make Tier 1A a “no-brainer” for Towns by removing responsibility to enforce old Act 250 conditions
  - Make laws affecting planning and zoning clear. “permitted” vs. “allowed”
  - Support full funding for planning grants programs

## Livable

Across thousands of years and into the most recent decades, people have made Williston their home. It is a place that supports, sustains, educates, connects, and inspires people. Williston, Vermont is a livable place. The people of Williston have consistently expressed their desire that Williston continue to provide a high quality of life for all within its borders. Keeping Williston livable - even as the environmental, economic, demographic, and cultural conditions around us change - requires constant work on the part of the town and its people.

## Resilient

Since it became a town in 1763, the defining characteristic of Williston has been change. For the life of the 2025-2033 Town Plan and beyond, Williston will continue to be driven by a changing climate, a changing economy, and a changing population. Change brings both challenge and opportunity, but resilience in the face of change usually requires action. Williston will face a changing retail landscape, climate change, technological advances, and other challenges that will be disruptive if they are not planned for and addressed proactively.

## Equitable

In 2022, Williston adopted a [Town Values Policy](#) stating the Town's commitment to Diversity, Equity, Inclusion, and Anti-Racism. The Town is committed to implementing this policy in the 2025 Town Plan. Additionally, Williston's planners used the principles and practices in the American Planning Association [Planning for Equity Policy Guide](#) throughout the engagement process discussed in Engagement Insights Report and in drafting concrete, tangible actions for the implementation of this Town Plan.

# Thank You!

---

Find this presentation under “I want to know more” on the Williston Planning Department Web Page:

- [Williston 2050 Town Plan Engagement Insights Report](#)
- [Williston Town Plan](#)
- [Williston 2023 Housing Needs Assessment](#)
- [Taft Corners Vision Plan](#)
- [Class I Town Highway Study](#)

