

## ACT 250 – List of 1-Acre and 10-Acre Towns

The following is a list, by Act 250 district and county, of 1-acre and 10-acre towns for the purposes of “development” under 10 V.S.A. § 6001(3) and “subdivision under 10 V.S.A. § 6001(19).<sup>1</sup> Towns that have adopted permanent zoning and subdivision regulations but have elected to remain “one-acre towns” are designated with an asterisk.

Since at least November 19, 2014, the Natural Resources Board has updated this list on a rolling basis and at the request of duly authorized representatives of individual municipalities. This list does not take the place of a District Coordinator’s determination in a jurisdictional opinion and it does not constitute an act or decision of a District Commission. District Coordinators, District Commissions, and the Board will determine whether a municipality is a 1-acre or 10-acre town based on the latest information available at the time the determination is made and, therefore, such determinations may differ from the designations in this list.

### DISTRICT 1 - Rutland County

#### **1-Acre Towns**

Benson\*  
Brandon\*  
Chittenden  
Clarendon  
Danby  
Fair Haven  
Ira  
Killington  
Middletown Springs  
Mt. Holly  
Mt. Tabor  
Pittsford  
Proctor  
Rutland Town  
Wells  
West Haven

**TOTAL: 16**

#### **10-Acre Towns**

Castleton  
Hubbardton  
Mendon  
Pawlet  
Poultney  
Rutland City  
Shrewsbury  
Sudbury  
Tinmouth  
Wallingford  
West Rutland

**TOTAL: 11**

### DISTRICT 2 - Bennington County

#### **1-Acre Towns**

Readsboro  
Searsburg

**TOTAL: 2**

#### **10-Acre Towns**

Winhall

**TOTAL: 1**

---

<sup>1</sup> Villages within towns are listed separately when they have separate zoning and subdivision regulations.

DISTRICT 2 - Windham County

**1-Acre Towns**

Athens  
Brookline  
Dover  
Dummerston  
Grafton  
Guilford  
Halifax  
Jamaica  
Londonderry  
Somerset  
Townshend  
Vernon  
Wardsboro  
Whitingham  
Wilmington  
Windham

**TOTAL: 16**

**10-Acre Towns**

Brattleboro  
Marlboro  
Newfane  
Putney  
Rockingham  
Stratton  
Westminster

**TOTAL: 7**

DISTRICT 2 - Windsor County

**1-Acre Town**

Cavendish  
Reading

**TOTAL: 2**

**10-Acre Town**

Andover  
Baltimore  
Chester  
Ludlow  
Springfield  
Weathersfield  
West Windsor  
Weston  
Windsor

**TOTAL: 9**

DISTRICT 3 – Rutland County

**1-Acre Town**

Pittsfield

**TOTAL: 1**

**10-Acre Town**

**TOTAL: 0**

---

DISTRICT 3 - Windsor County

**1-Acre Town**

Bridgewater  
Hartland  
Plymouth  
Royalton  
Sharon  
Woodstock

**TOTAL: 6**

**10-Acre Town**

Barnard  
Bethel  
Hartford  
Norwich  
Pomfret  
Rochester  
Stockbridge

**TOTAL: 7**

DISTRICT 3 - Addison County

**1-Acre Town**

Granville  
Hancock

**TOTAL: 2**

**10-Acre Town**

**TOTAL: 0**

DISTRICT 3 - Orange County

**1-Acre Town**

Chelsea  
Corinth  
Topsham  
Tunbridge  
West Fairlee

**TOTAL: 5**

**10-Acre Town**

Braintree  
Brookfield  
Fairlee  
Newbury  
Randolph  
Strafford  
Thetford  
Vershire  
Bradford

**TOTAL: 9**

DISTRICT 4 - Chittenden County

**1-Acre Town**

Buels Gore

**10-Acre Town**

Bolton  
Burlington  
Charlotte  
Colchester  
Essex  
Essex Junction  
Hinesburg

Huntington  
Jericho  
Milton  
Richmond  
Shelburne  
S. Burlington  
St. George  
Underhill  
Westford  
Williston  
Winooski

**TOTAL: 1**

**TOTAL: 18**

DISTRICT 5 - Orange County

**1-Acre Town**

**10-Acre Town**

Orange  
Washington  
Williamstown

**TOTAL: 3**

**TOTAL: 0**

DISTRICT 5 - Lamoille County

**1-Acre Town**

**10-Acre Town**

Belvedere  
Cambridge  
Eden  
Jeffersonville  
Johnson  
Waterville

Elmore  
Hyde Park  
Morristown  
Stowe  
Wolcott

**TOTAL: 6**

**TOTAL: 5**

DISTRICT 5 - Washington County

**1-Acre Town**

**10-Acre Town**

Cabot  
Duxbury  
Moretown  
Northfield  
Roxbury  
Waterbury\*  
Woodbury  
Worcester

Barre City  
Barre Town  
Berlin  
Calais  
East Montpelier  
Fayston  
Marshfield  
Middlesex  
Montpelier

Plainfield  
Waitsfield  
Warren

**TOTAL: 8**

**TOTAL: 12**

DISTRICT 6 - Franklin County

**1-Acre Town**

**10-Acre Town**

Montgomery  
Richford Town/Village

Bakersfield  
Berkshire  
Fletcher  
Franklin  
Fairfield  
Georgia  
Highgate  
Sheldon  
St. Albans City  
St. Albans Town  
Swanton Town/Village  
Fairfax  
Enosburg  
Enosburgh Falls

**TOTAL: 2**

**TOTAL: 14**

DISTRICT 6 - Grand Isle County

**1-Acre Town**

**10-Acre Town**

Alburgh Town/Village  
Isle La Motte

Grand Isle  
North Hero  
South Hero

**TOTALS: 2**

**TOTALS: 3**

DISTRICT 7 - Orleans County

**1-Acre Town**

**10-Acre Town**

Albany  
Barton  
Brownington  
Charleston  
Coventry  
Craftsbury  
Derby  
Glover  
Greensboro

Jay  
Newport City

Holland  
Irasburg  
Lowell  
Morgan  
Newport Town  
North Troy Village  
Orleans Village  
Troy  
Westfield  
Westmore

**TOTAL: 19**

**TOTAL: 2**

DISTRICT 7 - Caledonia County

**1-Acre Town**

**10-Acre Town**

Barnet  
Danville  
Groton  
Kirby  
Newark  
Peacham  
Ryegate  
Sheffield  
Stannard  
Walden  
Wheelock

Burke  
Hardwick  
Lyndon  
St. Johnsbury  
Sutton  
Waterford

**TOTAL: 11**

**TOTAL: 6**

DISTRICT 7 - Essex County

**1-Acre Town**

**10-Acre Town**

Averill  
Avery's Gore  
Bloomfield  
Brighton  
Brunswick  
Canaan  
Concord  
East Haven  
Ferdinand  
Granby  
Guildhall  
Lemington  
Lewis  
Lunenburg  
Norton

Maidstone

Victory  
Warner's Grant  
Warren Gore

**TOTAL: 18**

**TOTAL: 1**

DISTRICT 8 - Bennington County

**1-Acre Town**

North Bennington  
Peru  
Glastenbury  
Landgrove  
Stamford  
Woodford

**TOTAL: 6**

**10-Acre Town**

Old Bennington  
Arlington  
Bennington  
Dorset  
Manchester  
Pownal  
Rupert  
Sandgate  
Shaftsbury  
Sunderland

**TOTAL: 10**

DISTRICT 9 - Addison County

**1-Acre Town**

Shoreham

**TOTAL: 1**

**10-Acre Town**

Addison  
Bridport  
Bristol  
Cornwall  
Ferrisburgh  
Goshen  
Leicester  
Lincoln  
Middlebury  
Monkton  
New Haven  
Orwell  
Panton  
Ripton  
Salisbury  
Starksboro  
Vergennes  
Waltham  
Weybridge  
Whiting

**TOTAL: 20**

<b>TOTAL 1 ACRE TOWNS:</b>	<b>128</b>
<b>TOTAL 10 ACRE TOWNS:</b>	<b>134</b>

Last updated: May 4, 2021