

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).¹ 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

¹ 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

Belvidere
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
Roxbury
Woodbury
Worcester

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

Plainfield
Waitsfield
Warren
Waterbury

TOTAL: 6

TOTAL: 14

DISTRICT 6 - Franklin County

1-Acre Town

Montgomery
Richford Town/Village

TOTAL: 2

10-Acre Town

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

TOTAL: 14

DISTRICT 6 - Grand Isle County

1-Acre Town

Alburgh Town/Village
Isle La Motte

TOTALS: 2

10-Acre Town

Grand Isle
North Hero
South Hero

TOTALS: 3

DISTRICT 7 - Orleans County

1-Acre Town

Albany
Barton
Brownington
Charleston
Coventry
Craftsbury
Glover
Greensboro

10-Acre Town

Jay
Newport City
Derby

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

TOTAL: 18

TOTAL: 3

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

TOTAL: 5

10-Acre Town

Old Bennington
Arlington
Bennington
Dorset
Manchester
Pownal
Rupert
Sandgate
Shaftsbury
Sunderland
Woodford

TOTAL: 11

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

| | |
|-----------------------------|------------|
| TOTAL 1 ACRE TOWNS: | 125 |
| TOTAL 10 ACRE TOWNS: | 137 |

Last updated: April 4, 2023