

**State of Vermont****Agency of Commerce and Community Development
Department of Housing and Community Development**

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Inventory of State-Owned Properties & Housing Suitability Analysis: Outline of Data and Process

Executive Order Directive

Governor Scott's Executive Order 06-25 included a directive to complete an inventory of certain state properties that may be suitable for housing.

EO 06-25, Section IV: State Land Utilization

4.1 Inventory of Available Properties *By December 1, 2025, each state agency and department owning real property shall submit to the Department of Buildings and General Services and the Department of Housing and Community Development:*

- *Complete inventory of un- and underutilized properties suitable for multi-family housing development, housing infill, mobile home park and shelter construction and rehabilitation, as defined by the Secretary of Commerce and Community Development.*
- *Assessment of multi-family housing development feasibility and infrastructure capacity.*
- *Recommendations for disposal or long-term lease arrangements to support meeting the State's Housing Unit Generation goals.*

Data Gathering & Screening Methodology

The Department of Housing and Community Development (DHCD) established the following criteria to assist state agencies owning real property to focus and filter an initial query of lands under their ownership:

- Parcels 0.5 acres and larger
- Parcels without a conservation easement
- Parcels served by, or potentially serviceable by, municipal water or wastewater systems or parcels with soils that could support on-site septic systems.
- Parcels that are reasonably accessible by an existing road or driveway, or within ~0.25 miles of an existing road or driveway, or which could easily be accessed by construction of a new road or driveway.

The Division for Historic Preservation reported that given the constraints of their real property, including easements related to historic preservation, none would be viable for housing construction.

The Department of Buildings and General Services, the Agency of Transportation, and the Agency of Natural Resources reported real property holdings that may be suitable, and warranted further investigation.

Data Set Context- VTrans

This dataset contains all the parcels owned, or potentially owned, by the State of Vermont Agency of Transportation (VTrans) as of the 2024 Grand List. The parcels were manually reviewed where possible to determine each parcel's fitness for the project, then separated into two main categories: "Structures Present" for those parcels that have a building which could potentially be used for this project, and "Vacant Land" – the parcels that are close enough to roadways and have flat enough slopes that constructing buildings could be possible. Those parcels that do not have geometry, and therefore were more difficult to review, were placed in the "Missing Geometry" tab of the worksheet.

The data with geometry has been further processed to meet additional suitability criteria. Each parcel listed in the table is at least 0.5 acres in size, and within 0.25 miles of a road. The parcels that fell within VT ANR's "Conserved Land Inventory" dataset on VCGI have been excluded.

Dataset Context - ANR

Datasets have been obtained from VT ANR for municipal water and sewer systems, and the attribute tables of the parcels indicate if the parcel is within 0.25 miles of each system. For those parcels that are not within 0.25 miles of a sewer system, they were compared to a subset of data from the Soil Survey Geographic Database, under the USDA's Natural Resources Conservation Service, that indicates the likely suitability of a site for a septic tank.

Ownership Confidence Levels

The data was separated into high, medium, and low confidence of VTrans-ownership based on the factors below.

High – Land Records Research has been conducted for these parcels, which have confirmed VTrans ownership.

Medium – The 2024 Grand List indicates that these parcels are owned by VTrans. This section also includes parcels that have been manually reviewed and indicate being VTrans-owned property, such as a District Garage.

Low – The 2024 Grand List indicates that these parcels are owned by the State of Vermont, without a specified agency.

Ownership Confidence	Parcel Count
High	15
Medium	79
Low	26
Tot. Parcels	120

Parcel Category	Parcel Count
Vacant Land	80
Structures	4
Missing Geometry	36
Tot. Parcels	120

For the purposes of the analysis, parcels with an ownership confidence of "Low" or with "Missing Geometry" will be excluded and thus will not be factored into the following Data Summary. **Excluding those parcels, there remain 70 parcels from the Agency of Transportation.**

Data Summary

Number of Parcels by Acreage (excl. Low ownership confidence and Missing Geometry)

Parcel Count				
Parcel size	ANR	AOT	BGS	Total Parcels
100+ ac		1	3	4
25-99 ac	1	4		5
10-25 ac		6	1	7
1-10 ac		39	1	40
<1 ac		20	2	22
Total Parcels	1	70	7	78

Total Acreage (excl. Low ownership confidence and Missing Geometry)

Acres				
Parcel Size	ANR	AOT	BGS	Total Acreage
100+ ac		136	530	666
25-99 ac	29	126		155
10-25 ac		130	25	155
1-10 ac		140	3	142
<1 ac		16	0	16
Total Acreage	29	548	558	1,135

Number of Parcels by County (excl. Low ownership confidence and Missing Geometry)

Parcel Count				
County	ANR	AOT	BGS	Total Parcels
ADDISON		6	2	8
BENNINGTON		11		11
CALEDONIA		3		3
CHITTENDEN	1	15	1	17
ESSEX		1		1
FRANKLIN		2		2
GRAND ISLE		1		1
LAMOILLE		1		1
ORANGE		3		3
ORLEANS		1		1
RUTLAND		9		9
WASHINGTON		8	3	11
WINDHAM		4		4
WINDSOR		5	1	6
Total Parcels	1	70	7	78

Next Steps

Prioritization: The Department of Housing and Community Development (DHCD) is in the process of developing ranking and prioritizing criteria to evaluate the viability of the properties included in the inventory.

The objective is to identify 5-10 parcels that appear most promising for housing development and have the fewest constraints.

Agency Engagement: Once the priority list has been identified, DHCD will engage with the agency or department who holds title to the properties to more fully investigate the present use, intended future use, development potential and constraints, and discuss appropriate due diligence processes. This step may present compelling evidence that a property is not suitable for housing, at which point an analysis of alternative uses may be explored if appropriate. The result will be a vetted priority list of properties that may be suitable for housing development.

Local Stakeholder Engagement: A vetted priority list may be used to engage with municipalities and immediate stakeholders of parcels under consideration. This engagement would be focused on the local interest in and support for development on the site, to discover what due diligence or studies have been performed relating to housing or development on the site, and to gauge preparedness for development.

Future Phases & Related Efforts

There has yet to be extensive investigation of how a property may be disposed of, to whom property may be conveyed, or what terms of a conveyance may be. A parallel effort as directed by EO 06-25 will be relevant to those future phases:

EO 06-25, Section IV: State Land Utilization

4.2 Expedited Disposal Process *The Department of Buildings and General Services and the Agency of Transportation shall develop streamlined procedures for utilizing surplus state land suitable for housing, including:*

- *Preference for homebuilders and housing developers in sale decisions.*
- *Below-market pricing for housing developments.*
- *Long term leases.*

APPENDICES

1.1 List of Parcels – High & Med. Ownership Confidence, no Missing Geo.

Agency	County	Town	E911 Address	Description	Acreage
AOT	ADDISON	Bristol	124 SOUTH 116 ROAD	6.39 AC SITE	6.39
AOT	ADDISON	Bristol	SOUTH 116 ROAD	1.36 AC	1.36
BGS	ADDISON	Ferrisburgh	Sand Rd		140
AOT	ADDISON	Hancock	2365 VT ROUTE 125	0.5 A DWL	0.5
AOT	ADDISON	Middlebury	ROUTE 7 SOUTH	1.7 AC	1.7
AOT	ADDISON	Shoreham	ROUTE 22A	2.9 A PARK AREA 22A	2.9
AOT	ADDISON	Starksboro	3165 VT ROUTE 116	LAND	1.18
BGS	ADDISON	Vergennes	100 Macdonough Dr		272
AOT	BENNINGTON	Bennington	1059 MAIN ST	.50A	0.5
AOT	BENNINGTON	Bennington	1067 MAIN ST	1.04A	1.04
AOT	BENNINGTON	Bennington	216 BURGESS RD	2.30A	2.3
AOT	BENNINGTON	Bennington	265 BURGESS RD	.80A	0.8
AOT	BENNINGTON	Bennington	268 BURGESS RD	.50A	0.5
AOT	BENNINGTON	Bennington	58 BROOKSIDE DR	1.08A	1.08
AOT	BENNINGTON	Bennington	BURGESS RD	3.92A	3.92
AOT	BENNINGTON	Bennington	GORE RD (REAR)	.99A	0.99
AOT	BENNINGTON	Bennington	MIDDLE POWNAL RD	10A	10
AOT	BENNINGTON	Dorset	ROUTE 7		3
AOT	BENNINGTON	Pownal	US RTE 7	LAND	0.69
AOT	CALEDONIA	Burke	DEPOT ST	RAILROAD LAND-6.33	6.33
AOT	CALEDONIA	Danville	ROUTE 2 EAST	R STORM WATER CATCH BASIN	1.47
AOT	CALEDONIA	Ryegate	RYEGATE ROAD	LAND	1
AOT	CHITTENDEN	Colchester	2 JASPER MINE RD	2 JASPER MINE RD	10
AOT	CHITTENDEN	Colchester	52 MACRAE RD	52 MACRAE RD	0.87
AOT	CHITTENDEN	Colchester	53 MACRAE RD	53 MACRAE RD	1
AOT	CHITTENDEN	Colchester	54 MACRAE RD	54 MACRAE RD	1.03
AOT	CHITTENDEN	Colchester	570 MACRAE RD	570 MACRAE RD	1.8
AOT	CHITTENDEN	Colchester	HEINEBERG DR	0 HEINEBERG DR	5.69
AOT	CHITTENDEN	Colchester	MACRAE RD	0 MACRAE RD	1.84
AOT	CHITTENDEN	Colchester	MACRAE RD	0 MACRAE RD	1.3
AOT	CHITTENDEN	Colchester	MACRAE RD	0 MACRAE RD	1.2
BGS	CHITTENDEN	Essex	285 River Rd		25
ANR	CHITTENDEN	Essex Jct	111 West Street		29.46
AOT	CHITTENDEN	Essex Town	193 COLCHESTER RD	LAND	31.5
AOT	CHITTENDEN	Essex Town	212 COLCHESTER RD	LAND	17.5
AOT	CHITTENDEN	Essex Town	285 RIVER RD	LAND	25
AOT	CHITTENDEN	Essex Town	75 TOWERS RD	LAND	24.88
AOT	CHITTENDEN	Williston	1015NXT INDUSTRIAL AVENUE	CORNER OF INDUSTRIAL & 2A	0.64
AOT	CHITTENDEN	Williston	141NXT REDMOND ROAD	22.22A OPEN LAND	22.22
AOT	ESSEX	Canaan	VT ROUTE 102	LAND	1.12
AOT	FRANKLIN	Bakersfield	364 MAIN ST NORTH	1.0 AC	1

AOT	FRANKLIN	Highgate	423 RTE 78	DWL BLDGS. & 136.373 ACRES	136.37
AOT	GRAND ISLE	South Hero	512 ROUTE 2	0.92 AC	0.92
AOT	LAMOILLE	Morristown	172 WILKINS STREET	AC	1.31
AOT	ORANGE	Bradford	16 PLATEAU ACRES	PARK & RIDE	8.1
AOT	ORANGE	Bradford	WAITS RIVER RD	LAND - REST AREA /RT25	1.9
AOT	ORANGE	Randolph	VT ROUTE 14 NORTH	2.3 ACRES - REST AREA	2.3
AOT	ORLEANS	Derby	ROUTE 105	.5 AC LAND ONLY	0.5
AOT	RUTLAND	Brandon	FRANKLIN ST	LAND 3.50 AC	3.5
AOT	RUTLAND	Castleton	205 ROUTE 30 SOUTH	OFFICE/WAREHSE/HSE/LOT	0.65
AOT	RUTLAND	Killington	RIGHT-OF-WAY	RIGHT OF WAY	2.1
AOT	RUTLAND	Mendon	61 VALLEY VIEW (PVT)	1.25A; COMM	1.25
AOT	RUTLAND	Mendon	6196 US ROUTE 4	0.77A; DWL	0.77
AOT	RUTLAND	Mount Holly	VT RTE 103 S	1 AC	1
AOT	RUTLAND	Pittsford	2437 US ROUTE 7	HOME AND 1.35 AC	1.35
AOT	RUTLAND	Pittsford	7551 US ROUTE 7	28.5 AC	28.5
AOT	RUTLAND	Wallingford	3039 US RT 7 SOUTH	0.84A	0.84
AOT	WASHINGTON	Berlin	656 PAINE TURNPIKE N	23.5 ACRES	23.5
AOT	WASHINGTON	Berlin	683 COMSTOCK RD	1 AC	1
AOT	WASHINGTON	Berlin	COMSTOCK RD	4.4 ACRES	4.4
AOT	WASHINGTON	East Montpelier	1876 VT RTE 214	5.5 ACRES & STATE GARAGE	5.5
AOT	WASHINGTON	East Montpelier	2727 US RTE 2	.59 ACRES & DWL	0.59
BGS	WASHINGTON	Montpelier	110 State Street		0.016
BGS	WASHINGTON	Montpelier	14-16 Baldwin St		0.26
AOT	WASHINGTON	Northfield	NORTH MAIN STREET	6.00 ACRES	6
AOT	WASHINGTON	Waitsfield	MAIN ST	LOT 3; 6.3 A	6.3
AOT	WASHINGTON	Waterbury	ARMORY DRIVE	6 ACRES	6
BGS	WASHINGTON	Waterbury	294 Armory Dr		2.5
AOT	WINDHAM	Brattleboro	MARLBORO RD	LAND ONLY	7.63
AOT	WINDHAM	Dummerston	KATHAN MEADOW RD	LAND WM. APPEL	17.1
AOT	WINDHAM	Marlboro	4952 VT ROUTE 9	STATE GARAGE & 1.7 ACRES	1.7
AOT	WINDHAM	Westminster	US ROUTE 5	LAND	0.8
AOT	WINDSOR	Andover	RT 11	STATE FOREST	1.5
AOT	WINDSOR	Hartford	OLD RIVER ROAD	720 STATE VAC	38
AOT	WINDSOR	Springfield	10 AIRPORT RD	COMMERCIAL	6.1
AOT	WINDSOR	Springfield	10 AIRPORT RD	COMMERCIAL	6.1
AOT	WINDSOR	Weathersfield	VT ROUTE 106	LAND	28
BGS	WINDSOR	Windsor	546 State Farm Rd		118

1.2 List of Parcels – All Other (Low Ownership Confidence and/or Missing Geometry)

Agency	County	Town	E911 Address	Description	Acreage
AOT	ADDISON	Bristol	19 NORTH 116 ROAD	0.54 AC ROADSIDE	0.54
AOT	ADDISON	Ferrisburgh	6767 US ROUTE 7	BLDG LOT	16.12

AOT	BENNINGTON	Bennington	AUSTIN HILL RD	11.09A..	11.09
AOT	BENNINGTON	Bennington	US RT 7 SO	.75A..	0.75
AOT	BENNINGTON	Manchester	L DEPOT STREET	SHED & LAND	2.11
AOT	BENNINGTON	Manchester	STATE ROADWAYS	RIGHT-OF-WAYS	568.66
AOT	BENNINGTON	Readsboro	VT ROUTE 100	LAND	2.22
AOT	CALEDONIA	Danville	1846 ROUTE 2 WEST	3 ACRES AND HIGHWAY GARAGE R	3
AOT	CALEDONIA	Lyndon	MEMORIAL DR	WALKER LAND/ON & OFF RAMP I-91	13.9
AOT	CALEDONIA	Lyndon	MEMORIAL DR	LYNDON CORNER/RT 5/ BYRAMP S-91	0.6
AOT	CALEDONIA	St. Johnsbury	FENTON RD	LAND 1.07A	1.7
AOT	CALEDONIA	St. Johnsbury	NORTH DANVILLE RD	LAND 1.2A	1.2
AOT	CALEDONIA	St. Johnsbury	US RTE 2 W	PARK AND RIDE LOT; LAND 9.66A	9.66
AOT	CALEDONIA	Waterford	HURLBUT HILL LN	LAND HULBERT HILL	5
AOT	CALEDONIA	Waterford	RIVER RD	LAND	1.3
AOT	CHITTENDEN	Colchester	ROOSEVELT HWY	0 ROOSEVELT HWY	9.89
AOT	CHITTENDEN	Colchester	ROOSEVELT HWY	0 ROOSEVELT HWY	1.09
AOT	ESSEX	Brunswick	WHEELER POND	WHEELER POND	0.9
AOT	FRANKLIN	Fairfield	SWEET HOLLOW RD	MISSISSOUI VALLEY RAIL TRAIL	3.9
AOT	FRANKLIN	Fairfield		LAMOILLE VALLEY RAIL TRAIL	100
AOT	FRANKLIN	St. Albans City	FEDERAL ST	LT	1.77
AOT	FRANKLIN	Swanton	2601 HIGHGATE RD	M LOT 4	18.01
AOT	FRANKLIN	Swanton	3682 FRENCH HILL RD	M	154
AOT	FRANKLIN	Swanton	69 WAUGH FARM RD	M	6.75
AOT	GRAND ISLE	South Hero	525 ROUTE 2	RR CROSSING 314 FERRY ROAD	1
AOT	LAMOILLE	Wolcott	VT RTE 15	FISHER BRIDGE	1.2
AOT	ORANGE	Newbury	DEPOT ST	DEPOT ST OLD VILLAGE RR STATION	51
AOT	ORLEANS	Derby	CASWELL AV	NORTH OF CASWELL AVE WEST OF I-91	2.3
AOT	ORLEANS	Derby	CASWELL AV	NORTH OF CASWELL AVE	0.8
AOT	ORLEANS	Westmore	5710 WILLOUGHBY LAKE RD	1.41 AC SHED (NEAR TOWN GARAGE)	1.41
AOT	RUTLAND	Clarendon	RT 103	LAND	8.35
AOT	RUTLAND	Clarendon	RT 7BS	RAIL PROPERTY ADJACENT TO LINE	3.52
AOT	RUTLAND	Clarendon		RAIL LINE ALONG OTTER CREEK	45.76
AOT	RUTLAND	Clarendon		EAST CLARENDON RAIL LINE	37.57
AOT	RUTLAND	Killington	KILLINGTON ROAD	TIF DISTRICT ROAD ROW'S	12.4
AOT	RUTLAND	Mount Holly	VT RTE 103 S	11.04 AC	11.04
AOT	RUTLAND	Poultney		D & H RAILROAD BED	56.3
AOT	RUTLAND	Rutland City	105 MERCHANTS ROW	32VSA3832	1.02
AOT	RUTLAND	Rutland City	62 PIERPOINT AV	LAND ASSOC WITH MVRCF	15.72
AOT	RUTLAND	Wallingford	GREEN MTN RR	RR E WALLINGFORD	40.1

AOT	WASHINGTON	Barre City	BOYNTON ST	RR LAND-2.84AC	2.84
AOT	WASHINGTON	Middlesex	RYAN RD	.75 ACRES & DWL	0.75
AOT	WINDHAM	Dummerston	US RT 5	LAND JOHN HAWKIN'S LAND	1.5
AOT	WINDHAM	Dummerston	US RT 5	LAND EAST ROUTE 5	1.35
AOT	WINDHAM	Jamaica	PIKES FALLS RD	LAND EXEMPT	1
	WINDHAM	Rockingham	2 ROCKINGHAM POST RD	LAND EASTERLY OF I91 SOUTH EXIT 5	4
AOT	WINDSOR	Bethel		INTERSTATE 89 THRU TOWN	236.36
AOT	WINDSOR	Rochester	OSHA'S BEND	LAND	2.6
AOT	WINDSOR	Sharon		LAND WITHIN I-89 ROW	500
AOT	WINDSOR	Weathersfield		LAND	351.6