


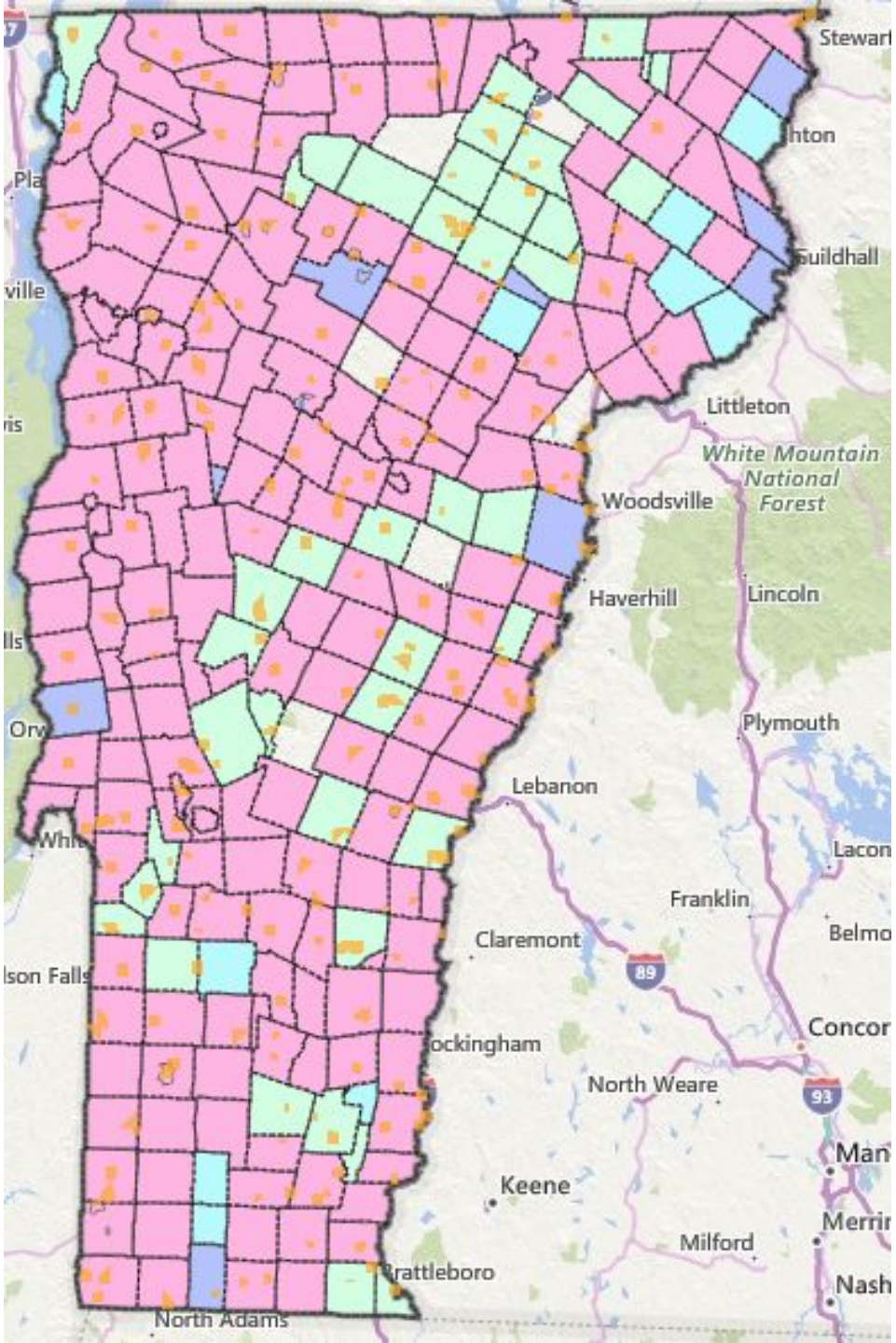
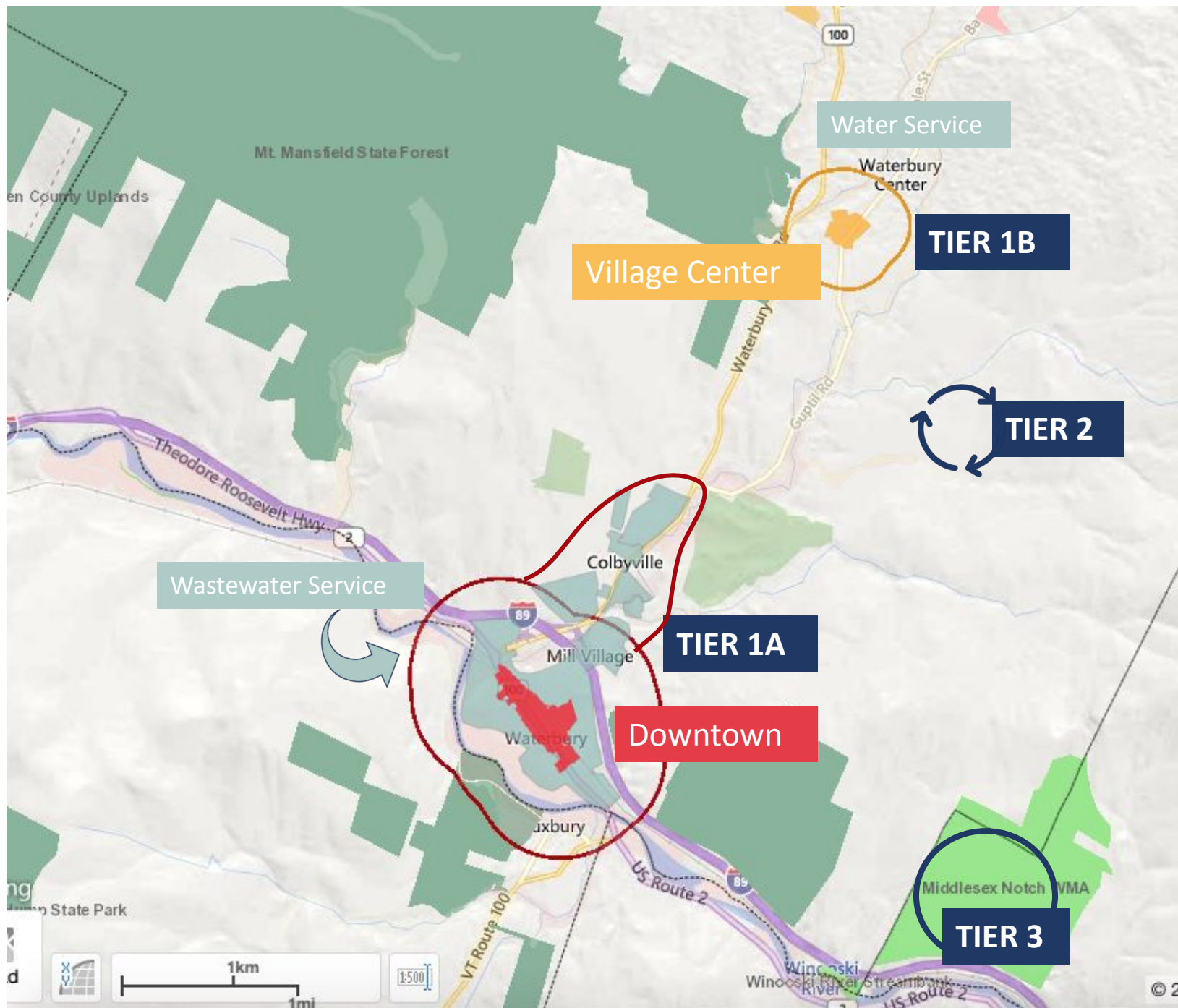


Proposed Tiers		Proposed Criteria	Act 250 - Current	Act 250 - Proposed
	Tier 1A	<ul style="list-style-type: none"> <li>• Water &amp; sewer;</li> <li>• Zoning &amp; subdivision regs that meet certain standards</li> <li>• Capacity to administer</li> <li>• Boundaries to accommodate housing growth</li> </ul>	<ul style="list-style-type: none"> <li>• 25 units in designated areas (incl. villages with zoning &amp; subdivision regs)</li> <li>• Any size PHPs in Downtowns, NDAs, Growth Centers</li> <li>• &lt;=4 units in an existing structure counts as 1</li> </ul>	<ul style="list-style-type: none"> <li>• Lots/units built do not count towards projects outside Tier 1</li> <li>• Residential, Commercial, and Industrial development exempt from Act 250</li> </ul>
	Tier 1B	<ul style="list-style-type: none"> <li>• Water &amp; sewer OR soil conditions to handle WW</li> <li>• Zoning &amp; subdivision regs</li> </ul>	<ul style="list-style-type: none"> <li>• Same as above if designated area, or 10 housing units within 5 years &amp; 5 miles</li> </ul>	<ul style="list-style-type: none"> <li>• Lots/units built do not "count" towards projects outside Tier 1</li> <li>• &lt;50 Residential units on 10 acres or less exempt from Act 250</li> </ul>
	Tier 2	–	<ul style="list-style-type: none"> <li>• 10 housing units within 5 years &amp; 5 miles</li> </ul>	<ul style="list-style-type: none"> <li>• 10 housing units within 5 years &amp; 5 miles</li> <li>• Road rule</li> </ul>

- Unconfirmed Planning Process + Local Land Use Regulation
- Unconfirmed Planning Process + No Local Land Use Regulation
- Confirmed Planning Process + Local Land Use Regulation
- Confirmed Planning Process + No Local Land Use Regulation



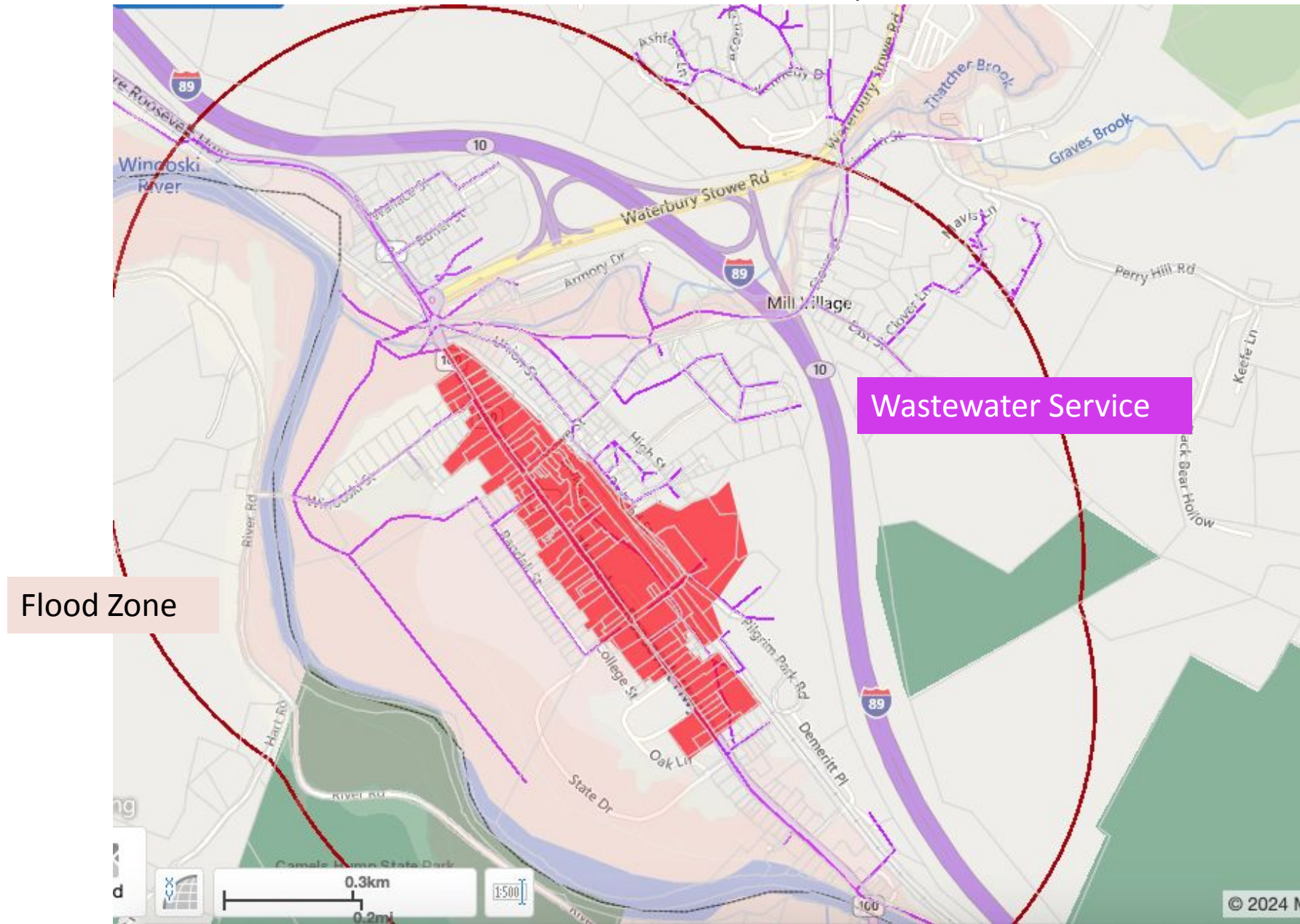
# Village Centers with no land use regulations



**\*EXAMPLE\***  
**Act 250 Tiers**

**Waterbury**



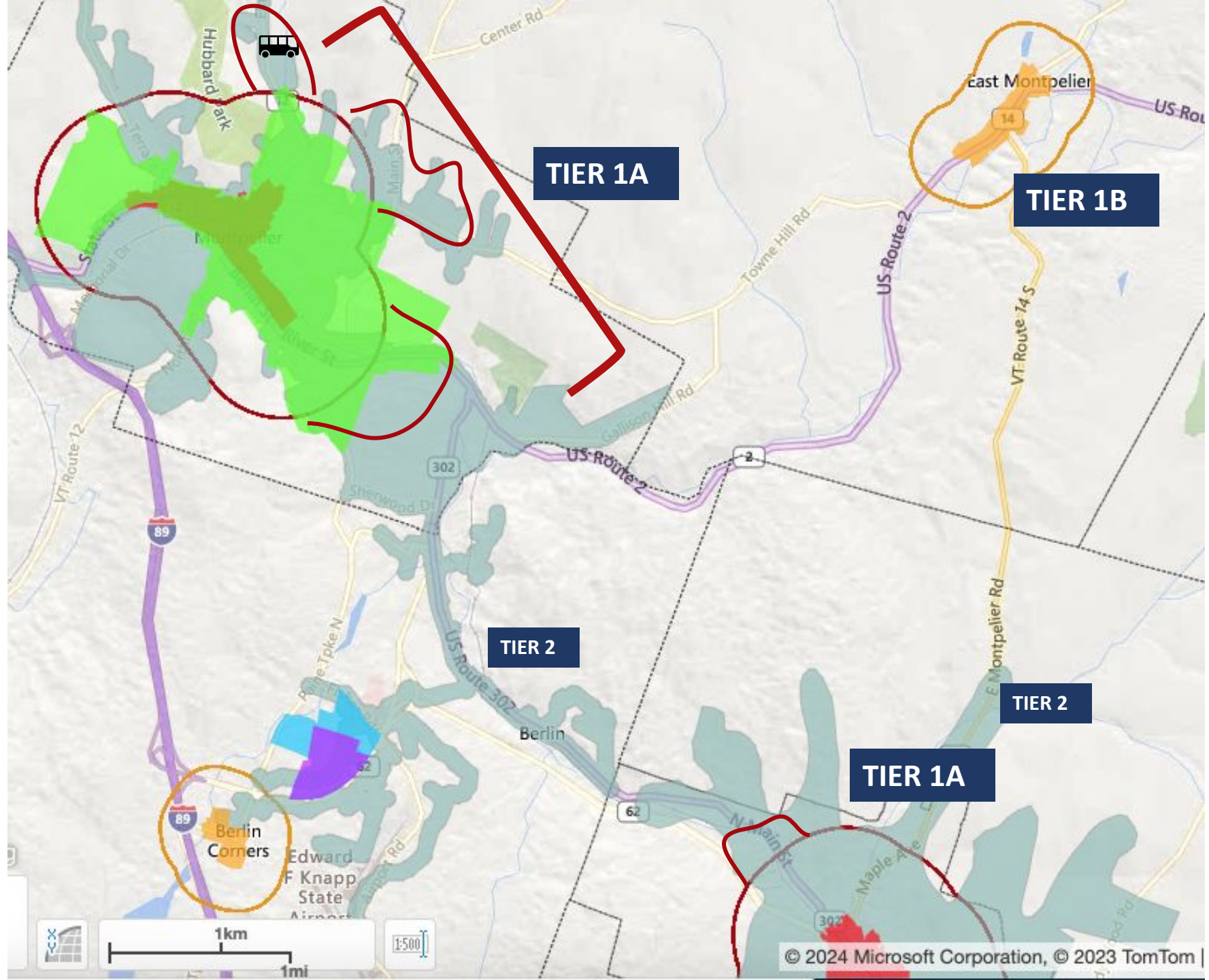


Flood Zone

Wastewater Service

**\*EXAMPLE\***  
**Act 250 Tiers**

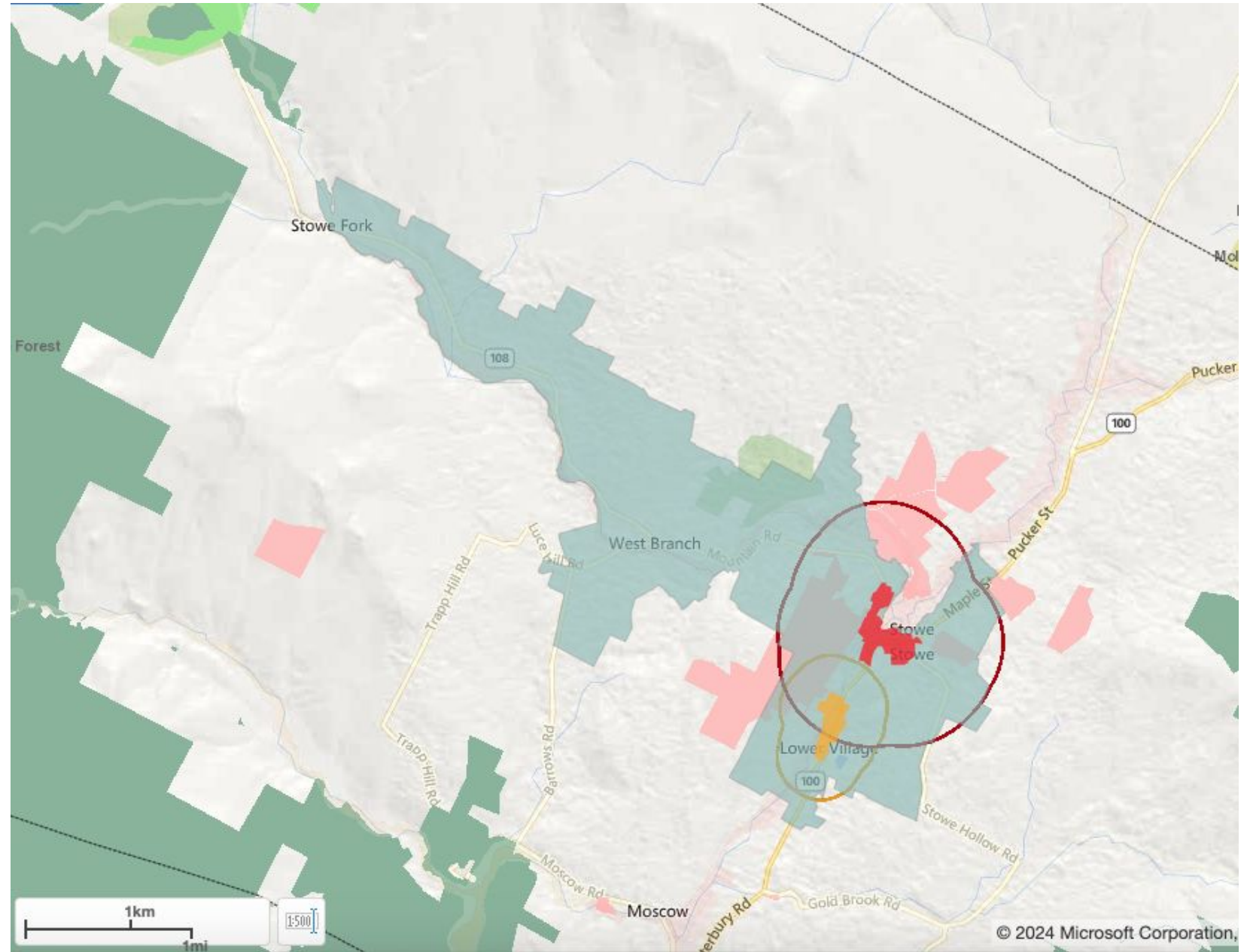
Montpelier  
Berlin  
E. Montpelier  
Barre





# Extension of sewer lines

## Stowe



Example of multiple village centers within one town (no zoning)

