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H.465

Introduced by Representative Brennan of Colchester

Referred to Committee on

Date:

Subject: Land use; municipal planning and development; downtown
development; new town centers; Act 250

Statement of purpose of bill as introduced: This bill proposes to broaden the requirement that a designated new town center contain civic and public buildings to allow the existence of green or open public space that promotes social interaction or community identity through civic uses such as farmers' markets, community concerts, and recreational sporting events to meet this requirement. This bill also exempts from Act 250 jurisdiction priority housing projects on lands within a designated growth center that were subject to Act 250 jurisdiction prior to growth center designation.

An act relating to designation of new town centers and Act 250 exemption in designated growth centers

1 It is hereby enacted by the General Assembly of the State of Vermont:

2 Sec. 1. 24 V.S.A. § 2793b(b) is amended to read:

3 (b) Within 45 days of receipt of a completed application, the State Board
4 shall designate a new town center development district if the State Board finds,
5 with respect to that district, the municipality has:

6 (1) A confirmed planning process under section 4350 of this title,
7 developed a municipal center plan, and adopted bylaws and ordinances that
8 implement the plan, including an official map, and a design review district
9 created under this title or other regulations that adequately control the physical
10 form and scale of development.

11 (2) Provided a community investment agreement that has been executed
12 by authorized representatives of the municipal government, businesses, and
13 property owners within the District, and community groups with an articulated
14 purpose of supporting downtown interests, and contains the following:

15 * * *

16 (F) Evidence that civic and public buildings ~~do~~ or green or open
17 public space that promotes social interaction or community identity does exist,
18 or will exist in the center, as shown by the capital improvement plan or the
19 capital budget and program, and the official map.

20 * * *

1 Sec. 2. 10 V.S.A. § 6081(p) is amended to read:

2 (p) No permit or permit amendment is required for any change to a project
3 that is located entirely within a downtown development district designated
4 pursuant to 24 V.S.A. § 2793 or a growth center designated pursuant to
5 24 V.S.A. § 2793c, if the change consists exclusively of any combination of
6 mixed use and mixed income housing, and the cumulative changes within any
7 continuous period of five years, commencing on or after the effective date of
8 this subsection, remain below the jurisdictional threshold for a priority housing
9 project specified in subdivision ~~6001(3)(B)~~ 6001(3)(A) of this title.

10 Sec. 3. EFFECTIVE DATE

11 This act shall take effect on July 1, 2015.