

Affordable Housing Production and Act 250

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1. Cover Letter, including:

- Name of the municipality.
- Brief narrative of why you seek neighborhood development area designation.
- Name, address, daytime phone number and email address of the primary contact person for application.
- A list of documents included in the application.

2. Notification to City/Town or Village Selectboard or Trustees (only for Property Owner Application)

- The application must include a copy of the letter/email to the municipality notifying them of the intent to apply.

3. Confirmed Planning Process

- A letter from the municipality's regional planning commission must be included in the application, stating that its planning process is "confirmed" under 24 V.S.A. §4350 by the commission. Confirmation means that the adopted municipal land use plan and planning process have been reviewed and approved by that regional commission.

4. Flood Hazard Areas

- Development area is not located in flood hazard or fluvial erosion hazard areas, unless local flood hazard and river corridor bylaws satisfactory to the Agency of Natural Resources have been adopted.

5. Complete

- Development area conforms to Complete Streets Statute [19V.S.A. §309d](#) and establishes pedestrian access to designated center.

6. Neighborhood Development Area compatible with Historic Register Historic Districts

- Development Area is compatible with and reinforces the character of adjacent National Register Historic Districts, national or state register historic sites, and other significant cultural resources.

7. Important Natural Resources

- Important natural resources are mapped and identified, and any anticipated disturbances described with reasons that the disturbance cannot be avoided or minimized.

8. Mapping Requirements

- Met mapping requirements as stated in these application guidelines.

9. Municipal Bylaw Requirements for NDA

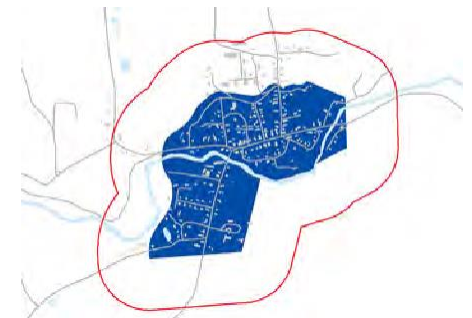
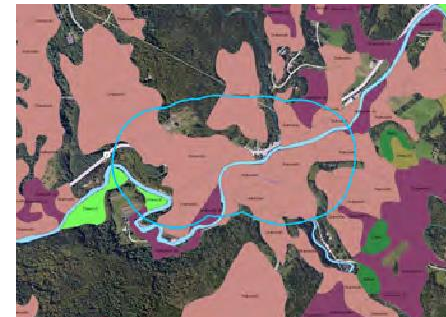
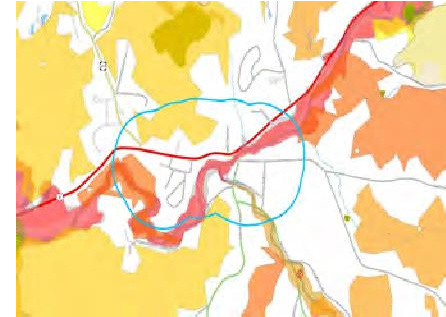
- Municipal bylaws allow minimum net residential densities greater than or equal to four units per an acre for all allowed residential uses, exclusive of accessory dwelling units, or no fewer than the average existing density of the surrounding neighborhood, whichever is greater.
- Bylaws and regulations do not prohibit energy saving devices.
- Neighborhood Design Guidelines met for complete streets and building and lot patterns



Mapping Requirements

The following list outlines the elements that must be mapped and included with the application. Including these maps will help provide the necessary context to assess the suitability of the proposed development areas. With the exception of a map depicting proposed neighborhood development areas, most of the required elements should be included in existing municipal plan maps, which may be submitted with the application. If an element is not included within an existing municipal town map, an applicant may use the [Vermont Planning Atlas](http://maps.vermont.gov/ACCD/PlanningAtlas/index.html?viewer=PlanningAtlas) to create maps. The Atlas contains all the map layers needed to produce an NDA application and may be found at: <http://maps.vermont.gov/ACCD/PlanningAtlas/index.html?viewer=PlanningAtlas>.

- Important natural resources as defined in 24 V.S.A. § 2791(14).
 - “Important natural resources” means headwaters, streams, shorelines, floodways, rare and irreplaceable natural areas, necessary wildlife habitat, wetlands, endangered species, productive forest lands, and primary agricultural soils, all of which are as defined in 10 V.S.A. Chapter 151.
- Existing slopes of 25% or steeper (note: available on the Vermont Planning Atlas).
- Existing public facilities including public buildings, public spaces, sewer or water services, roads, sidewalks, paths, transit, parking areas, parks and schools.
- Planned public facilities, roads or private development permitted.
- National Register Historic Districts, national or state register historic sites, and other significant cultural or natural resources.
- Designated village center, downtown, new town center or growth center boundaries.
- Proposed land delineated for residential development for a neighborhood development area.



Holway Drive, Putney

