



**NATURAL RESOURCES BOARD**

National Life Drive  
Dewey Building  
Montpelier, Vermont 05620-3201

NRB Proposal  
S.220  
Ron Shems  
February 24, 2014

1. Limit changes to Act 250 in Sec. 29 of S.220 to those below.
2. Define “industrial park” to best provide for industrial uses of lands where industrial uses are accepted and allowed.

10 V.S.A. § 6001(\*\*) is added:

“Industrial park” means an area of land zoned, planned and designed as a location for one or more industrial buildings, that includes adequate access roads, utilities, sewer, water and other services necessary for the uses of the industrial buildings, and includes no retail or office use except that which is accessory or incidental to an industrial use, that is permitted under this chapter and in existence as of January 1, [YEAR TO BE ADDED].

3. Allow expansion of industrial buildings and full use of industrial park lots without needing a District Commission to determine whether a proposed expansion would realize that parcel’s “maximum economic development potential” and without compact development and density limitations.

Amend 10 V.S.A. § 6093(a)(4) as follows:

(4) Industrial parks.

\* \* \*

(B) In any application to a district commission for a permit amendment ~~expansion of an existing industrial park, compact development patterns shall be encouraged that assure the most efficient and full use of land shall be allowed consistent with all other applicable criteria. and the realization of maximum economic development potential through appropriate densities.~~

Industrial park expansions and industrial park infill shall not be subject to requirements established in subdivision 6086(a)(9)(B)(iii) of this title, nor to requirements established in subdivision (9)(C)(iii).

