Noelle Mackay 4-16-14

1	In Section 1, 10 v.s.A. § 6001 (definitions) is amended to read:
2	(36) "Strip development" means linear commercial development along a
3	public highway that includes three or more of the following characteristics:
4	broad road frontage, predominance of single-story buildings, limited reliance
5	on shared highway access, lack of connection to any existing settlement or
6	surrounding land uses except by highway, and limited accessibility for
7	pedestrians, and lack of coordination with surrounding land uses in terms
8	of design, signs, lighting, and parking. In determining whether a proposed
9	development or subdivision constitutes strip development, the District
10	Commission shall consider the topographic constraints in the area in which the
11	development or subdivision is to be located.
12	Sec. 2. 10 V.S.A. § 6086 is amended to read:
13	§ 6086. ISSUANCE OF PERMIT; CONDITIONS AND CRITERIA
14	(a) Before granting a permit, the district commission District Commission
15	shall find that the subdivision or development:
16	* * *
17	(5)(A) Will not cause unreasonable congestion or unsafe conditions with
18	respect to use of the highways, waterways, railways, airports and airways, and
19	other means of transportation existing or proposed.

(B) As appropriate, will incorporate transportation demand
management strategies and provide safe access and connections to adjacent
lands and facilities and to existing and planned pedestrian, bicycle, and transit
networks and services. This subdivision (B) shall not require an applicant
to construct an improvement on a tract that the applicant does not own or
control. However, the District Commission may require an applicant to
contribute to the cost of constructing such an improvement.
* * *
(9) Is in conformance with a duly adopted capability and development
plan, and land use plan when adopted. However, the legislative findings of
subdivisions 7(a)(1) through (19) of Act 85 of 1973 shall not be used as criteria
in the consideration of applications by a district commission District
Commission.
* * *
(L) Rural growth areas. A permit will be granted for the
development or subdivision of rural growth areas when it is demonstrated by
the applicant that in addition to all other applicable criteria provision will be
made in accordance with subdivisions (9)(A) "impact of growth," (G) "private
utility service," (H) "costs of scattered development" and (J) "public utility
services" of subsection (a) of this section for reasonable population densities,

1	reasonable rates of growth, and the use of cluster planning and new community
2	planning designed to economize on the cost of roads, utilities and land usage.
3	Settlement patterns. To promote Vermont's historic settlement pattern of
4	compact village and urban centers separated by rural countryside, a permit will
5	be granted for a development or subdivision outside an existing settlement
6	when it is demonstrated by the applicant that in addition to all other applicable
7	criteria, the development or subdivision:
8	(i) will make efficient use of land, energy, roads, utilities, and
9	other supporting infrastructure;
10	(ii) is designed in a manner consistent with the planning goals set
11	forth in 24 V.S.A. § 4302(c)(1); and
12	(iii) will conform to the land use element, map, and resource
13	protection policies included in the municipal and regional plans applicable
14	to the proposed location of the development or subdivision;
15	(iv) (A) will not establish, extend, or contribute to a pattern of strip
16	development along public highways; or
17	(v) (B) if the development or subdivision will be located in an area
18	that already constitutes strip development, will incorporates infill as defined in
19	24 V.S.A. § 2791 and is designed to avoid or will reasonably minimize the

characteristics listed in the definition of strip development under subdivision
6001(36) of this title; and
(vi) if the development or subdivision will be adjacent to an
area that already constitutes strip development, is designed to avoid or
minimize the characteristics listed in the definition of strip developmen
under subdivision 6001(36) of this title.
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