

Nelle
Mackay
4-16-14

Proposed Amendments to H.823

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.

Proposed Amendments to H.823

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 incorporate infill as defined in
19 24 V.S.A. § 2791 and is designed to avoid or will reasonably minimize the

Proposed Amendments to H.823

1 characteristics listed in ~~the definition of strip development under~~ subdivision
2 6001(36) of this title; ~~and~~

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

7 * * *