

Priority Housing Projects (PHPs) Agreement

- PHPs in designated Downtowns, Growth Centers, New Town Centers, Vermont Neighborhoods, Neighborhood Development Areas, & Village Centers that are also Neighborhood Development Areas remain exempt, but must get a JO and file copy of municipal permit with the Commission for recordkeeping purposes.
- PHPs in designated Downtowns remain exempt from both original and amendment jurisdiction, but must get a JO and file copy of municipal permit with the Commission for recordkeeping purposes.
- PHPs on permitted parcels in designated Growth Centers, New Town Centers, Vermont Neighborhoods, Neighborhood Development Areas, and Village Centers that are also Neighborhood Development Areas:
 - Minor application process applies per Board rules.
 - No application fee; just pay notice publication and permit recording cost
 - Review limited to:
 - Criterion 1 (air & water)
 - Criterion 1A (headwaters)
 - Criterion 1D (floodways)
 - Criterion 1E (streams)
 - Criterion 1F (shorelines)
 - Criterion 4 (erosion)
 - Criterion 5 (transportation)
 - Criterion 8 (aesthetics/scenic or natural beauty, historic sites, RINA)
 - Criterion 8A (necessary wildlife habitat)
 - Criterion 9B (primary agricultural soils)
 - Criterion 9C (productive forest soils)
 - Criterion 9D (earth resources)
 - Commission cannot deny on Criterion 8 (aesthetics/scenic or natural beauty), but can condition
 - Only the applicant can appeal on Criterion 8 (aesthetics/scenic or natural beauty)
 - Limited review does not restrict Commission from amending prior permit conditions attached under other criteria, where appropriate