

# Act 47 Commission on Act 250

Testimony

Elizabeth Courtney

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# Greening Vermont



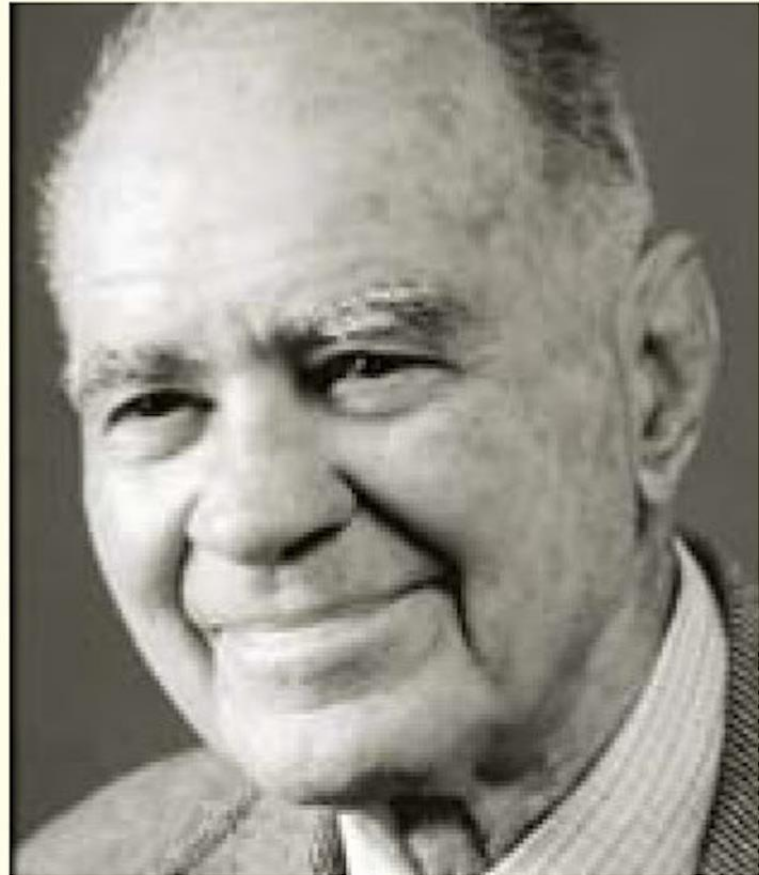
# Village and Countryside



# Art Gibb

**“We must establish control over any act which has an undue adverse effect on the public health and safety, or the right of people to enjoy an unpolluted environment.”**

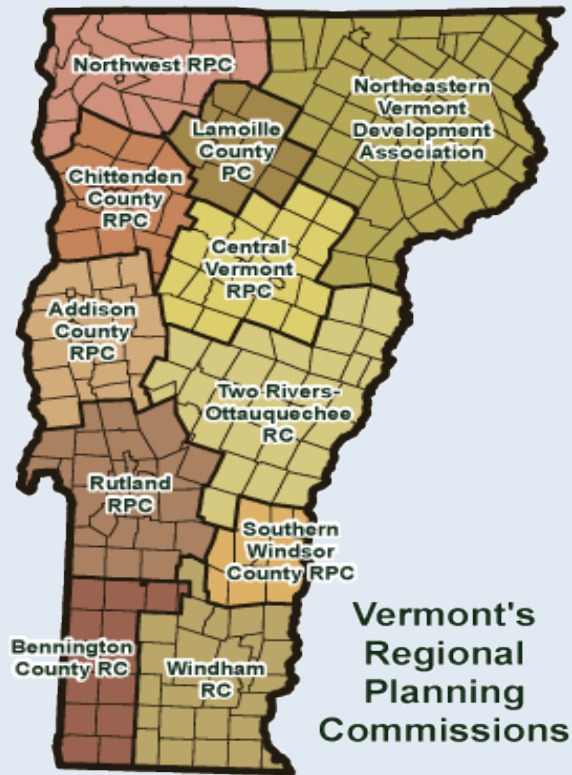
**—Art Gibb**



# Gov. Deane Davis' "Gibb" Commission Plan, Criteria and Citizen Driven



# Planning Based





# Comprehensive Criteria



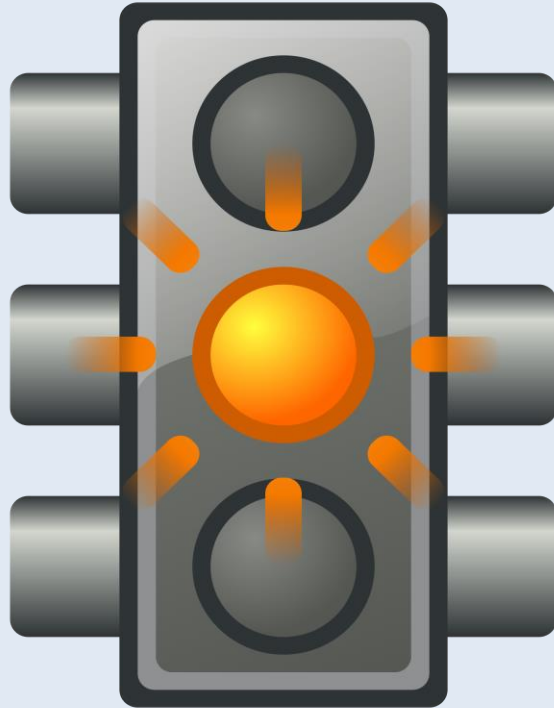
# Citizen Accessible



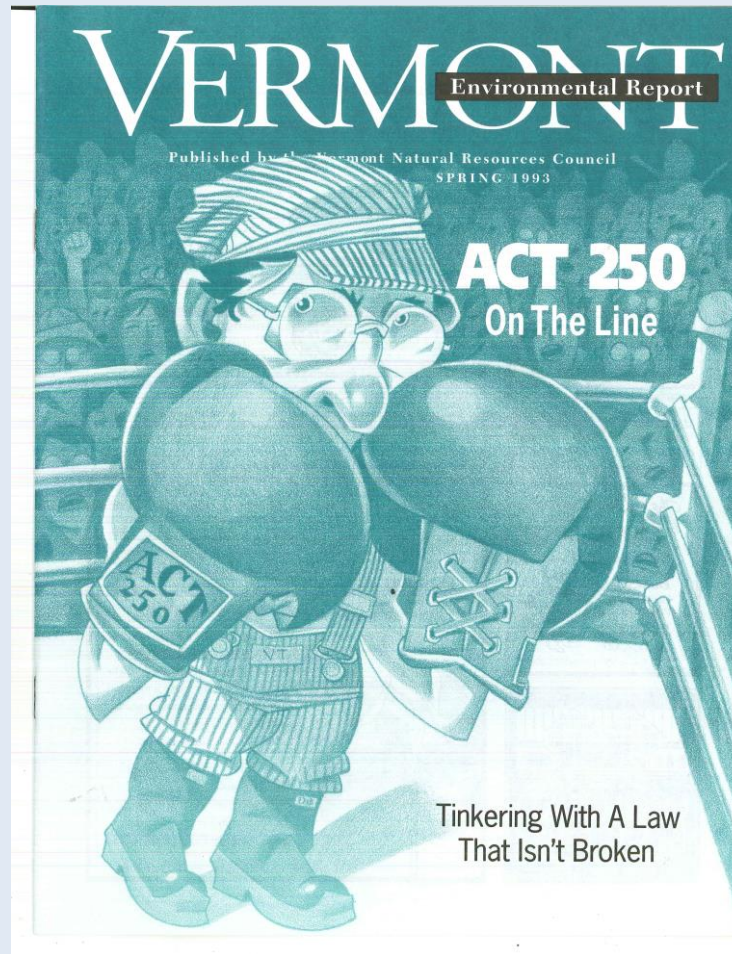


1984

If the Plan is Gone Certainty is Gone



# Act 250 Takes the Hit

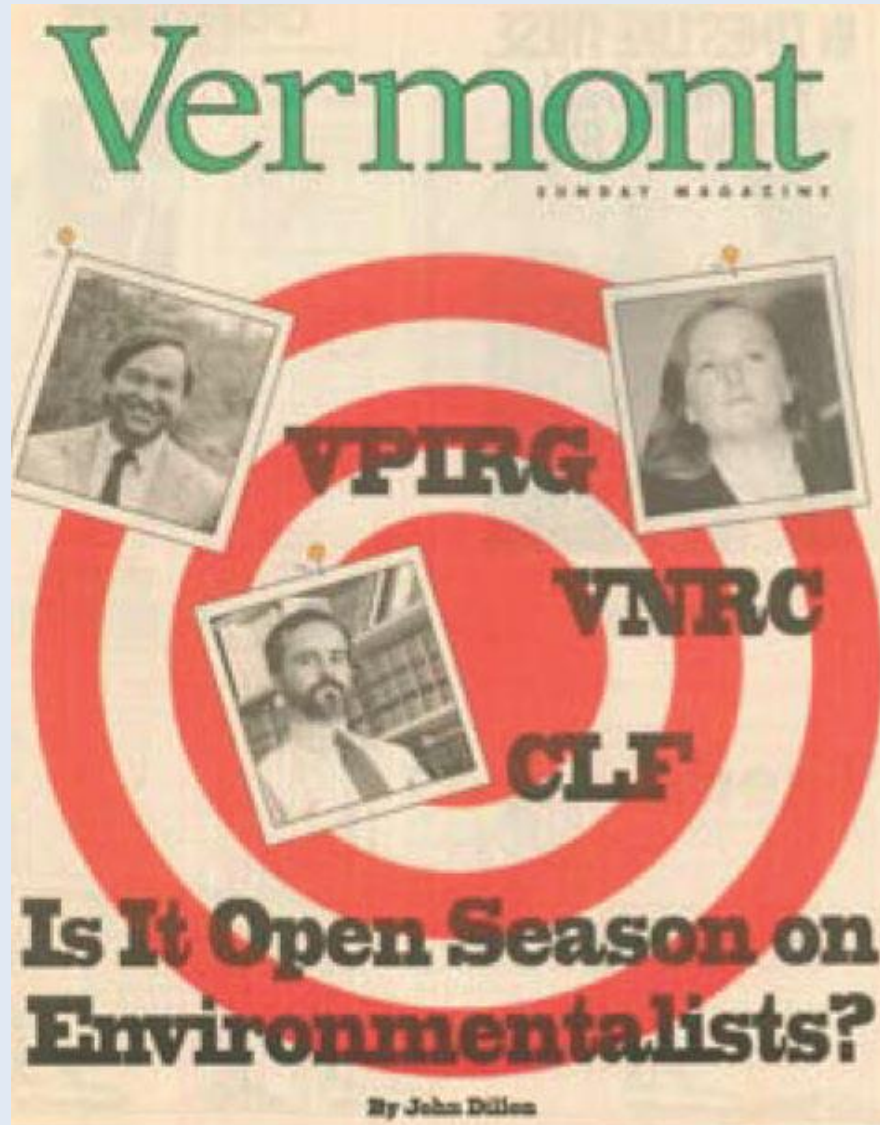


# “Environment Sucks”





# Open Season on Environmentalists



Irene: an ounce of prevention...worth  
a pound of cure





# The Silent Sprawl



# 2004 Changes to Act 250



# Growth Center Planning



According to the Principles of Intelligent Growth produced by the Vermont Forum on Sprawl, for development to be “smart” it must:

1. Maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.
2. Promote the health and vitality of communities through economic and residential growth that is targeted to compact, mixed use centers, including resort centers, at a scale convenient and accessible for pedestrians and appropriate for the community.
3. Offer choices in the mode of transportation available and ensure that transportation options are integrated and consistent with land use objectives.
4. Protect and preserve environmental quality and important natural and historic features of Vermont, including natural areas, water resources, air quality, scenic resources, and historic sites and districts.
5. Provide public access to formal and informal open spaces, including parks, playgrounds, public greens, water bodies, forests, and mountains.
6. Encourage and strengthen agricultural and forest enterprises and minimize conflicts of development with these businesses.
7. Provide housing that meets the needs of a diversity of social and income groups in each Vermont community, but especially in communities that are most rapidly growing.
8. Support a diversity of viable business enterprises in downtowns and villages, including locally owned businesses, and a diversity of agricultural and forestry enterprises in the countryside.
9. Balance growth with the availability of economic and efficient public utilities and services, and ensure the investment of scarce public funds consistent with these principles.
10. Accomplish the goals and strategies for smart growth through coalitions with stakeholders and broad engagement of the public.

More information on each of these principles, including concrete guides to their implementation, can be found on the website for Smart Growth Vermont ([www.smartgrowthvermont.org](http://www.smartgrowthvermont.org)).

# Give Act 250 a Plan

- **Plan Based**: How can we give more certainty to the applicant in the permitting process while offering better protection for our natural resources?

# Improve and Add Criteria

- **Comprehensive Criteria: How can we improve the efficacy of the existing 10 criteria while addressing climate resilience and the drawdown of greenhouse gases?**



# Return Act 250 to the People

- **Citizen Access: How can we best return to the citizen access envisioned by the authors of Act 250, while recognizing the new demands of a climate altered world?**

# Carrots and Sticks



- Make No Little Plans

- ***Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone be a living thing, asserting itself with ever-growing insistency. Remember that our sons and grandsons are going to do things that would stagger us. Let your watchword be order and your beacon beauty.***
- ***Daniel Burnham***

# Village and Countryside

