

1 TO THE HOUSE OF REPRESENTATIVES:

2 The Committee on Natural Resources, Fish, and Wildlife to which was
3 referred House Resolution 20 entitled “House Resolution opposing the
4 proposed NewVistas development project in the rural areas of the towns of
5 Royalton, Sharon, Strafford, and Tunbridge” respectfully reports that it has
6 considered the same and recommends that the resolution be stricken out in its
7 entirety and inserting in lieu thereof the following:

8 House resolution expressing concern about the proposed Vermont
9 NewVistas development project in the rural areas of the towns of Royalton,
10 Sharon, Strafford, and Tunbridge

11 Whereas, the NewVistas Foundation, a Utah nonprofit corporation, and its
12 founder, David R. Hall, have proposed a long-term plan to construct a 2.88-
13 square-mile, up to 20,000 resident, mixed-used industrial, commercial, and
14 residential development in rural areas of the towns of Royalton, Sharon,
15 Strafford, and Tunbridge, and

16 Whereas, David Hall is the sole member of the Vermont registered limited
17 liability company, WINDSORANGE L.L.C., that has purchased over 1,500
18 acres of land in the four Vermont towns, and

19 Whereas, the towns of Sharon, Strafford, and Tunbridge were founded in
20 1761 and the town of Royalton in 1769, and each of these towns includes many

1 historic homes, barns, and other structures characteristic of classic Vermont
2 villages, and

3 Whereas, these towns have compact village centers surrounded by rural
4 areas that include productive agricultural land and forestland that typify
5 Vermont’s primary land use goal, which is “To plan development so as to
6 maintain the historic settlement pattern of compact village and urban centers
7 separated by rural countryside,” as this goal is codified at 24 V.S.A.
8 § 4302(c)(1), and

9 Whereas, many landowners in these communities manage their land on a
10 long-term basis for productive agricultural and silvicultural uses, participate in
11 the Current Use program, and work with the Upper Valley Land Trust, the
12 Vermont Land Trust, and other similar organizations to preserve agricultural
13 land, forestland, and scenic views, and

14 Whereas, various organizations, including the Alliance for Vermont
15 Communities and Building A Local Economy, are working with citizens in the
16 four towns to develop and implement an economically vibrant and
17 environmentally resilient vision for the future of the area, and

18 Whereas, the proposed Vermont NewVistas development could be
19 inconsistent with the adopted town plan in each of the four involved
20 municipalities, and

1 Whereas, at their town meetings in March 2017, the voters of these four
2 towns overwhelmingly supported resolutions expressing opposition to the
3 Vermont NewVistas development as proposed, and

4 Whereas, if the proposed Vermont NewVistas development is implemented
5 contrary to Vermont’s State and local land use laws, it would damage the
6 traditional and compact settlement pattern in the four towns, convert large
7 amounts of productive agricultural land and forestland into newly developed
8 zones outside the traditional town centers, undermine the historic character of
9 these towns, degrade the area’s natural resources, and reduce game and
10 wildlife populations, now therefore be it

11 Resolved by the House of Representatives:

12 That this legislative body expresses its concern about the proposed Vermont
13 NewVistas development, and be it further

14 Resolved: That the proposed Vermont NewVistas development should
15 comply with local and regional development plans, and be it further

16 Resolved: That if the proposed Vermont NewVistas development moves
17 forward, that a Master Plan needs to be submitted for consideration in the Act
18 250 permit process and that the development should comply with all other
19 State legal requirements, and be it further

20 Resolved: That the Clerk of the House be directed to send a copy of this
21 resolution to David R. Hall, to the NewVistas Foundation, to Governor Philip

1 Scott, to Attorney General T.J. Donovan, to Utah Governor Gary Hebert, and
2 to Utah Attorney General Sean Reyes.

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5 (Committee vote: _____)

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Representative _____

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FOR THE COMMITTEE