

TO THE HOUSE OF REPRESENTATIVES:

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

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

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

Whereas, David Hall is the sole member of the Vermont registered limited liability company, WINDSORANGE L.L.C., and the New Vista Foundation and Windsorange L.L.C. have purchased over 1,500 acres of land in the four Vermont towns, and

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

Deleted: that has

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

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

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

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

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

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

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

Resolved by the House of Representatives:

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

Resolved: ~~That this legislative body urges David Hall and the NewVistas Foundation to discontinue plans for the NewVistas development and to manage the lands for which they are responsible in accordance with Vermont’s land use goals, and be it further,~~

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

Deleted: That the proposed Vermont NewVistas development should comply with local and regional development plans, and be it further¶

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

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

(Committee vote: _____)

Representative _____

FOR THE COMMITTEE