

1 Introduced by

2 Referred to Committee on

3 Date:

4 Subject: Conservation and development; land use; natural resources; Act 250

5 Statement of purpose of bill as introduced: This bill proposes to make  
6 revisions to the State land use law known as Act 250, including:

- 7 • Proposing revisions to Act 250’s Capability and Development Plan to  
8 address climate change and ecosystem protection.
- 9 • Amending Act 250 to include a purpose section that refers to that plan and  
10 the specific statutory goals for municipal and regional planning.
- 11 • Amending the criteria to address climate change, including requiring  
12 projects to avoid, minimize, or mitigate greenhouse gas emissions and to be  
13 designed to withstand and adapt to climate change.
- 14 • Reorganizing the air and water pollution criteria.
- 15 • Amending the transportation criteria and energy conservation criteria.
- 16 • Amending the criteria to address ecosystem protection through protecting  
17 forest blocks and connecting habitat. The bill also would increase the  
18 program’s ability to protect ecosystems on ridgelines by reducing the  
19 elevation threshold from 2,500 to 2,000 feet.
- 20 • Requiring that, to be used in Act 250, local and regional plans must be  
21 approved as consistent with the statutory planning goals and clarifying that

- 1 local and regional plan provisions apply to a project if they meet the same  
2 standard of specificity applicable to statutes.
- 3 • As part of a balancing of interests to support economic development in  
4 compact centers while promoting a rural countryside and protecting  
5 important natural resources, amending Act 250 jurisdiction to allow  
6 municipalities to ensure compliance with the Act 250 criteria in centers  
7 receiving an enhanced designation under 24 V.S.A. chapter 76A and  
8 increasing Act 250 jurisdiction in critical resource areas and at interstate  
9 interchanges. Because the designation under 24 V.S.A. chapter 76A would  
10 affect jurisdiction, the bill provides for appeal of designation decisions.
  - 11 • Clarifying the definition of “commercial purpose” so that it is not necessary  
12 to determine whether monies received are essential to sustain a project.
  - 13 • Requiring the Development Cabinet to meet regularly.
  - 14 • Increasing the per diem rate for District Commissioners and the Board to  
15 \$100.
  - 16 • Repealing the exemption for farming, logging, and forestry when those  
17 activities take place in critical resource areas.
  - 18 • Replacing the Natural Resources Board (NRB) with a Vermont  
19 Environmental Review Board (the Board), which would hear appeals from  
20 the District Commissions and the Agency of Natural Resources in addition

- 1 to the NRB’s current duties. The Environmental Division of the Superior  
2 Court would continue to hear enforcement and local zoning appeals.
- 3 • Reaffirming the supervisory authority in environmental matters of the  
4 Board and District Commissions, in accordance with the original intent of  
5 Act 250 as determined by the Vermont Supreme Court.
  - 6 • Revising and clarifying the statutory authority on the use of other permits to  
7 demonstrate compliance with the criteria, including ensuring the reliability  
8 of those other permits.

9 An act relating to changes to Act 250

10 It is hereby enacted by the General Assembly of the State of Vermont:

11 \* \* \* Revisions to Capability and Development Plan \* \* \*

12 Sec. 1. In 1973 Acts and Resolves No. 85, Sec. 7(a)(20) is added to read:

13 (20) GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

14 Climate change poses serious risks to human health and safety, functioning  
15 ecosystems that support a diversity of species and economic growth, and  
16 Vermont’s tourist, forestry, and agricultural industries. The primary driver of  
17 climate change in Vermont and elsewhere is the increase of atmospheric  
18 carbon dioxide from the burning of fossil fuels, which has a warming effect  
19 that is amplified because atmospheric water vapor, another greenhouse gas,  
20 increases as temperature rises. Vermont should minimize its emission of

1 greenhouse gases and, because the climate is changing, ensure that the design  
2 and materials used in development enable projects to withstand an increase in  
3 extreme weather events and adapt to other changes in the weather and  
4 environment.

5 Sec. 2. 1973 Acts and Resolves No. 85, Sec. 7(a)(2) is amended to read:

6 (2) ECOSYSTEM PROTECTION AND UTILIZATION OF  
7 NATURAL RESOURCES

8 (A) Healthy ecosystems clean water, purify air, maintain soil,  
9 regulate the climate, recycle nutrients, and provide food. They provide raw  
10 materials and resources for medicines and other purposes. They are at the  
11 foundation of civilization and sustain the economy. These ecosystem services  
12 are the State's natural capital.

13 (B) Biodiversity is the key indicator of an ecosystem's health. A  
14 wide variety of species copes better with threats than a limited number of  
15 species in large populations.

16 (C) Products of the land and the stone and minerals under the land, as  
17 well as the beauty of our landscape are principal natural resources of the state.

18 (D) Preservation Protection of healthy ecosystems in Vermont,  
19 preservation of the agricultural and forest productivity of the land, and the  
20 economic viability of agricultural units, conservation of the recreational  
21 opportunity afforded by the state's hills, forests, streams and lakes, wise use of

1 the state’s non-renewable earth and mineral reserves, and protection of the  
2 beauty of the landscape are matters of public good. Uses which threaten or  
3 significantly inhibit ~~these~~ healthy ecosystems and the state’s natural and scenic  
4 resources should be permitted only when the public interest is clearly benefited  
5 thereby.

6 \* \* \* Revisions to State Land Use Law \* \* \*

7 Sec. 3. 10 V.S.A. chapter 151 is amended to read:

8 Subchapter 1. General Provisions

9 § 6000. PURPOSE; CONSTRUCTION

10 The purposes of this chapter are to protect and conserve the environment of  
11 the State and to support the achievement of the goals of the Capability and  
12 Development Plan and of 24 V.S.A. § 4302(c). The chapter shall be construed  
13 broadly to effect these purposes.

14 § 6001. DEFINITIONS

15 In this chapter:

16 (1) “Board” means the ~~Natural Resources~~ Vermont Environmental  
17 Review Board.

18 (2) “Capability and Development Plan” means the Plan prepared  
19 pursuant to section 6042 of this title and adopted pursuant to 1973 Acts and  
20 Resolves No. 85, Secs. 6 and 7, as amended by this act.

21 (3)(A) “Development” means each of the following:

1 (i) The construction of improvements on a tract or tracts of land,  
2 owned or controlled by a person, involving more than 10 acres of land within a  
3 radius of five miles of any point on any involved land, for commercial or  
4 industrial purposes in a municipality that has adopted permanent zoning and  
5 subdivision bylaws.

6 (ii) The construction of improvements for commercial or  
7 industrial purposes on more than one acre of land within a municipality that:  
8 (I) has not adopted permanent zoning and subdivision bylaws;

9 or

10 (II) has adopted permanent zoning and subdivision bylaws, if  
11 the municipality in which the proposed project is located has elected by  
12 ordinance, adopted under 24 V.S.A. chapter 59, to have this jurisdiction apply.

13 (iii) The construction of improvements for commercial or  
14 industrial purposes on a tract or tracts of land, owned or controlled by a person,  
15 involving more than one acre of land within a ~~municipality that has adopted~~  
16 ~~permanent zoning and subdivision bylaws, if the municipality in which the~~  
17 ~~proposed project is located has elected by ordinance, adopted under 24 V.S.A.~~  
18 ~~chapter 59, to have this jurisdiction apply~~ rural and working lands area.

19 \* \* \*

1           (vi) The construction of improvements for commercial, industrial,  
2 or residential use at or above the elevation of ~~2,500~~ 2,000 feet or in a critical  
3 resource area below that elevation.

4                                 \* \* \*

5           (xi) The construction of improvements for commercial or  
6 industrial purposes in an interchange area, unless it is within an existing  
7 settlement.

8           (xii) The construction of improvements for a road or roads,  
9 incidental to the sale or lease of land, to provide access to or within a tract of  
10 land of more than one acre owned or controlled by a person. For the purposes  
11 of determining jurisdiction, any parcel of land which will be provided access  
12 by the road is land involved in the construction of the road. This jurisdiction  
13 shall not apply unless the road is to provide access to more than five parcels or  
14 is to be more than 800 feet in length. For the purpose of determining the  
15 length of a road, the length of all other roads within the tract of land  
16 constructed within any continuous period of ten years commencing after July  
17 1, 2020 shall be included.

18                                 \* \* \*

19           (D) The word “development” does not include:

1 (i) The construction of improvements for farming, logging, or  
2 forestry purposes below the elevation of ~~2,500~~ 2,000 feet, except when located  
3 in a critical resource area.

4 \* \* \*

5 (iii) The construction of improvements for commercial or  
6 industrial purposes within an area that has obtained an enhanced designation  
7 pursuant to 24 V.S.A. chapter 76A.

8 \* \* \*

9 (vii) The construction of improvements below the elevation of  
10 ~~2,500~~ 2,000 feet for the ~~onsite~~ on-site storage, preparation, and sale of  
11 compost, provided that one of the following applies:

12 \* \* \*

13 (6) ~~“Floodway” means the channel of a watercourse which is expected to~~  
14 ~~flood on an average of at least once every 100 years and the adjacent land areas~~  
15 ~~which are required to carry and discharge the flood of the watercourse, as~~  
16 ~~determined by the Secretary of Natural Resources with full consideration given~~  
17 ~~to upstream impoundments and flood control projects. “Flood hazard area” has~~  
18 the same meaning as under section 752 of this title.

19 (7) ~~“Floodway fringe” means an area which is outside a floodway and is~~  
20 ~~flooded with an average frequency of once or more in each 100 years as~~  
21 ~~determined by the Secretary of Natural Resources with full consideration given~~



1 ~~to upstream impoundments and flood control projects.~~ “River corridor” has the  
2 same meaning as under section 752 of this title.

3 \* \* \*

4 (12) “Necessary wildlife habitat” means concentrated habitat ~~which that~~  
5 is identifiable and is demonstrated as being decisive to the survival of a species  
6 of wildlife at any period in its life, including breeding and migratory periods.

7 \* \* \*

8 (19)(A) “Subdivision” means each of the following:

9 (i) A tract or tracts of land, owned or controlled by a person,  
10 ~~which~~ located outside an area that has received an enhanced designation under  
11 24 V.S.A. chapter 76A, that the person has partitioned or divided for the  
12 purpose of resale into 10 or more lots within a radius of five miles of any point  
13 on any lot, or within the jurisdictional area of the same District Commission,  
14 within any continuous period of five years. In determining the number of lots,  
15 a lot shall be counted if any portion is outside such an area and within five  
16 miles or within the jurisdictional area of the same District Commission.

17 (ii) A tract or tracts of land, owned or controlled by a person,  
18 ~~which that~~ the person has partitioned or divided for the purpose of resale into  
19 six or more lots, within a continuous period of five years, in a municipality  
20 ~~which that~~ does not have duly adopted permanent zoning and subdivision  
21 bylaws.

1           (iii) A tract or tracts of land, owned or controlled by a person, that  
2 the person has partitioned or divided for the purpose of resale into [number of  
3 lots to be determined] or more lots, within a continuous period of five years, in  
4 a rural and working lands area.

5           (iv) A tract or tracts of land, owned or controlled by a person,  
6 ~~which~~ that have been partitioned or divided for the purpose of resale into five  
7 or more separate parcels of any size within a radius of five miles of any point  
8 on any such parcel, and within any period of ten years, by public auction.

9           (I) In this subdivision ~~(iii)~~ (iv), “public auction” means any  
10 auction advertised or publicized in any manner, or to which more than ten  
11 persons have been invited.

12           (II) If sales described under this subdivision ~~(iii)~~ (iv) are of  
13 interests that, when sold by means other than public auction, are exempt from  
14 the provisions of this chapter under the provisions of subsection 6081(b) of this  
15 title, the fact that these interests are sold by means of a public auction shall not,  
16 in itself, create a requirement for a permit under this chapter.

17           (v) A tract or tracts of land, owned or controlled by a person,  
18 located in a critical resource area, that have been partitioned or divided for the  
19 purpose of resale.

20           (B) The word “subdivision” shall not include each of the following:

1 (i) a lot or lots created for the purpose of conveyance to the State  
2 or to a qualified organization, as defined under section 6301a of this title, if the  
3 land to be transferred includes and will preserve a segment of the Long Trail;

4 (ii) a lot or lots created for the purpose of conveyance to the State  
5 or to a “qualified holder” of “conservation rights and interest,” as defined in  
6 section 821 of this title.

7 \* \* \*

8 (38) “Connecting habitat” refers to land or water, or both, that links  
9 patches of habitat within a landscape, allowing the movement, migration, and  
10 dispersal of wildlife and plants and the functioning of ecological processes. A  
11 connecting habitat may include recreational trails and improvements  
12 constructed for farming, logging, or forestry purposes.

13 (39) “Forest block” means a contiguous area of forest in any stage of  
14 succession and not currently developed for nonforest use. A forest block may  
15 include recreational trails, wetlands, or other natural features that do not  
16 themselves possess tree cover and improvements constructed for farming,  
17 logging, or forestry purposes.

18 (40) “Fragmentation” means the division or conversion of a forest block  
19 or connecting habitat by the separation of a parcel into two or more parcels; the  
20 construction, conversion, relocation, or enlargement of any building or other  
21 structure, or of any mining, excavation, or landfill; and any change in the use

1 of any building or other structure, or land, or extension of use of land.

2 However, fragmentation does not include the division or conversion of a forest  
3 block or connecting habitat by a recreational trail or by improvements  
4 constructed for farming, logging, or forestry purposes below the elevation of  
5 2,500 feet.

6 (41) “Habitat” means the physical and biological environment in which  
7 a particular species of plant or wildlife lives.

8 (42) As used in subdivisions (38), (39), and (41) of this section,  
9 “recreational trail” means a corridor that is not paved and that is used for  
10 recreational purposes, including hiking, walking, bicycling, cross-country  
11 skiing, snowmobiling, all-terrain vehicle riding, and horseback riding.

12 (43) “Air contaminant” has the same meaning as under section 552 of  
13 this title.

14 (44) “Commercial purpose” means the provision of facilities, goods, or  
15 services by a person other than for a municipal or State purpose to others in  
16 exchange for payment of a purchase price, fee, contribution, donation, or other  
17 object or service having value, regardless of whether the payment is essential  
18 to sustain the provision of the facilities, goods, or services.

19 (45) “Critical resource area” means a river corridor, a significant  
20 wetland as defined under section 902 of this title, land at or above 2,000 feet, a

1 ridgeline, and land characterized by slopes greater than 15 percent and shallow  
2 depth to bedrock.

3 (46) “Greenhouse gas” means carbon dioxide, methane, nitrous oxide,  
4 hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and any other  
5 chemical or physical substance that is emitted into the air and that the  
6 Secretary of Natural Resources or District Commission reasonably anticipates  
7 to cause or contribute to climate change.

8 (47) “Interchange area” means the land within a 3,000-foot radius of an  
9 interstate interchange, except for land within an existing settlement. The  
10 radius shall be measured from the midpoint of the interconnecting roadways  
11 within the interchange.

12 (48) “Rural and working lands area” means an area that is not an  
13 existing settlement or a critical resource area.

14 (49) “Technical determination” means a decision that results from the  
15 application of scientific, engineering, or other similar expertise to the facts to  
16 determine whether activity for which a permit is requested meets the standards  
17 for issuing the permit under statute and rule. The term does not include an  
18 interpretation of a statute or rule.

19 (50) “Ridgeline” means a line marking or following a ridge, top of a hill,  
20 or ledged area, behind which is open space or horizon.

21 § 6001e COMMERCIAL COMPOSTING FACILITY; CIRCUMVENTION

1           Notwithstanding subdivisions 6001(3)(D)(vii)(I)-(VI) of this title, a  
2 permit under this chapter may be required for the construction of  
3 improvements below the elevation of ~~2,500~~ 2,000 feet for the ~~onsite~~ on-site  
4 storage, preparation, and sale of compost if the Chair of the District  
5 Commission, based on the information available to the Chair, determines that  
6 action has been taken to circumvent the requirements of this chapter.

7   \* \* \*

8   Subchapter 2. Administration

9           § 6021. BOARD; VACANCY, REMOVAL

10           (a) ~~A Natural Resources~~ Establishment. The Vermont Environmental  
11 Review Board is created to hear appeals and adopt rules.

12           (1) The Board shall consist of five members nominated, appointed, and  
13 confirmed in the manner of a superior judge by the Governor, with the advice  
14 and consent of the Senate, so that one appointment expires in each year. The  
15 Chair shall be a full-time position. In making these appointments, ~~the~~  
16 ~~Governor and the Senate shall give consideration to~~ candidates shall be sought  
17 who have experience, expertise, or skills relating to ~~the environment or land~~  
18 use environmental science, natural resources law and policy, land use planning,  
19 community development, environmental justice, or racial equity.

20           (A) ~~The Governor shall appoint a chair of the Board, a position that~~  
21 shall be a full-time position. The appointing authority shall ensure, to the extent

1 possible, the Board membership includes the racial, ethnic, gender, and  
2 geographic diversity of the State.

3 ~~(B) Following initial appointments, the members, except for the~~  
4 ~~Chair, shall be appointed for terms of four years.~~

5 ~~(2) The Governor shall appoint up to five persons, with preference given~~  
6 ~~to former Environmental Board, Natural Resources Board, or District~~  
7 ~~Commission members, with the advice and consent of the Senate, to serve as~~  
8 ~~alternates for Board members.~~

9 ~~(A) Alternates shall be appointed for terms of four years, with initial~~  
10 ~~appointments being staggered.~~

11 ~~(B) The Chair of the Board may assign alternates to sit on specific~~  
12 ~~matters before the Board, in situations where fewer than five members are~~  
13 ~~available to serve.~~

14 ~~(b) Any vacancy occurring in the membership of the Board shall be filled~~  
15 ~~by the Governor for the unexpired portion of the term. Terms; vacancy;~~  
16 ~~succession. The term of each appointment subsequent to the initial~~  
17 ~~appointments described in subdivision (a)(2) of this section shall be four years.~~  
18 ~~Any appointment to fill a vacancy shall be for the unexpired portion of the~~  
19 ~~term vacated. A member wishing to succeed himself or herself in office may~~  
20 ~~seek reappointment under the terms of this section.~~

1 (c) Removal. Notwithstanding the provisions of 3 V.S.A. § 2004, members  
2 shall be removable for cause only, except the Chair, who shall serve at the  
3 pleasure of the Governor.

4 (d) ~~The Chair of the Board, upon request of the Chair of a District~~  
5 ~~Commission, may appoint and assign former Commission members to sit on~~  
6 ~~specific Commission cases when some or all of the regular members and~~  
7 ~~alternates of the District Commission are disqualified or otherwise unable to~~  
8 ~~serve. Use of alternates. When a member of the Board is unavailable to hear a~~  
9 ~~case, the Chair may appoint an alternate member to hear the case. Retirement~~  
10 ~~from office. When a Board member who hears all or a substantial part of a~~  
11 ~~case retires from office before the case is completed, he or she shall remain a~~  
12 ~~member of the Board for the purpose of concluding and deciding that case and~~  
13 ~~signing the findings and judgments involved. A retiring Chair shall also~~  
14 ~~remain a member for the purpose of certifying questions of law if a party~~  
15 ~~appeals to the Supreme Court.~~

16 (e) Completion of case. A case shall be deemed completed when the Board  
17 enters a final decision even though that decision is appealed to the Supreme  
18 Court and remanded by that Court.

19 (f) Court of record; jurisdiction. The Board shall have the powers of a  
20 court of record in the determination and adjudication of all matters within its  
21 jurisdiction. It may initiate proceedings on any matter within its jurisdiction.



1 It may render judgments and enforce the same by any suitable process issuable  
2 by courts in this State. An order issued by the Board on any matter within its  
3 jurisdiction shall have the effect of a judicial order. The Board’s jurisdiction  
4 shall include:

5 (1) the issuance of declaratory rulings on the applicability of this chapter  
6 and rules or orders issued under this chapter, pursuant to 3 V.S.A. § 808; and

7 (2) the issuance of decisions on appeals pursuant to section 6089 and  
8 chapter 219 of this title.

9 (g) Hearing officers. One Board member or any officer or employee of the  
10 Board duly appointed by the Chair of the Board may inquire into and examine  
11 any matter within the jurisdiction of the Board.

12 (1) A hearing officer may hold any hearing on any matter within the  
13 jurisdiction of the Board.

14 (2) Hearings conducted by a hearing officer shall be in accordance with  
15 3 V.S.A. §§ 809–814. A hearing officer may administer oaths and exercise the  
16 powers of the Board necessary to hear and determine a matter for which the  
17 officer was appointed. A hearing officer shall report his or her findings of fact  
18 in writing to the Board in the form of a proposal for decision. A copy shall be  
19 served upon the parties pursuant to 3 V.S.A. § 811. However, judgment on  
20 those findings shall be rendered only by a majority of the Board.

21 § 6022. PERSONNEL

1        (a) Regular personnel. The Board may ~~appoint~~ retain legal counsel,  
2        scientists, engineers, experts, investigators, temporary employees, and  
3        administrative personnel; as it finds necessary in carrying out its duties, ~~unless~~  
4        the Governor shall otherwise provide and may authorize the District  
5        Commissions to use funds to retain personnel to assist on matters within its  
6        jurisdiction, including oversight and monitoring of permit compliance.  
7        Personnel employed by the District Commissions pursuant to this subsection,  
8        shall not report to the Board.

9        (b) Personnel for particular proceedings.

10        (1) Retention.

11        (A) The Board may authorize or retain legal counsel, official  
12        stenographers, expert witnesses, advisors, temporary employees, and other  
13        research services:

14        (i) to assist the Board in any proceeding before it under this  
15        chapter or chapter 219 of this title; and

16        (ii) to monitor compliance with any formal opinion of the Board  
17        or a District Commission.

18        (B) The personnel authorized by this section shall be in addition to  
19        the regular personnel of the Board. The Board shall fix the amount of  
20        compensation and expenses to be paid to such additional personnel.

21        (2) Assessment of costs.

1           (A) The Board may allocate to an applicant the portion of its  
2           expenses incurred by retaining additional personnel for a proceeding. On  
3           petition of an applicant to which costs are proposed to be allocated, the Board  
4           shall review and determine, after opportunity for hearing, the necessity and  
5           reasonableness of those costs, having due regard for the size and complexity of  
6           the project, and may amend or revise an allocation.

7           (B) Prior to allocating costs, the Board shall make a determination of  
8           the purpose and use of the funds to be raised under this section, identify the  
9           recipient of the funds, provide for allocation of costs among applicants to be  
10           assessed, indicate an estimated duration of the proceedings, and estimate the  
11           total costs to be imposed. With the approval of the Board, estimates may be  
12           revised as necessary. From time to time during the progress of the work, the  
13           Board shall render to the applicant detailed statements showing the amount of  
14           money expended or contracted for in the work of additional personnel, which  
15           statements shall be paid into the State Treasury at the time and in the manner  
16           as the Board may reasonably direct.

17           (C) All payments for costs allocated pursuant to this section shall be  
18           deposited into the fund created under section 6029 of this title.

19                                   \* \* \*

20           § 6025. RULES

1 (a) The Board may adopt rules of procedure for itself and the District  
2 Commissions. The Board shall adopt rules of procedure that govern appeals  
3 and other contested cases before it and are consistent with this chapter and  
4 chapter 219 of this title.

5 (b) The Board may adopt substantive rules, in accordance with the  
6 provisions of 3 V.S.A. chapter 25, that interpret and carry out the provisions of  
7 this chapter. These rules shall include provisions that establish criteria under  
8 which applications for permits under this chapter may be classified in terms of  
9 complexity and significance of impact under the standards of subsection  
10 6086(a) of this chapter. In accordance with that classification, the rules may:

11 (1) provide for simplified or less stringent procedures than are otherwise  
12 required under sections 6083, 6084, and 6085 of this chapter;

13 (2) provide for the filing of notices instead of applications for the  
14 permits that would otherwise be required under section 6081 of this chapter;  
15 and

16 (3) provide a procedure by which a District Commission may authorize  
17 a district coordinator to issue a permit that the District Commission has  
18 determined under Natural Resources Board rules is a minor application with no  
19 undue adverse impact.

20 \* \* \*

21 § 6026. DISTRICT COMMISSIONERS

1 (a) For the purposes of the administration of this chapter, the State is  
2 divided into nine districts.

3 \* \* \*

4 (b) A District Environmental Commission is created for each district. Each  
5 District Commission shall consist of three members from that district  
6 appointed in the month of February by the Governor so that two appointments  
7 expire in each odd-numbered year. Two of the members shall be appointed for  
8 a term of four years, and the Chair (third member) of each District shall be  
9 appointed for a two-year term. In any district, the Governor may appoint not  
10 more than four alternate members from that district whose terms shall not  
11 exceed two years, who may hear any case when a regular member is  
12 disqualified or otherwise unable to serve. The Governor shall ensure, to the  
13 extent possible, each District Commission includes the racial, ethnic, gender,  
14 and geographic diversity of the State.

15 (c) Members shall be removable for cause only, except the Chair, who shall  
16 serve at the pleasure of the Governor.

17 (d) Any vacancy shall be filled by the Governor for the unexpired period of  
18 the term.

19 (e) The Chair of the Board, upon request of the Chair of a District  
20 Commission, may appoint and assign former Commission members to sit on  
21 specific Commission cases when some or all of the regular members and

1 alternates of the District Commission are disqualified or otherwise unable to  
2 serve.

3 § 6027. POWERS

4 (a) The Board and District Commissions shall have supervisory authority in  
5 environmental matters respecting projects within their jurisdiction and shall  
6 apply their independent judgment in determining facts and interpreting law.

7 They each shall have the power, with respect to any matter within its  
8 jurisdiction, to:

9 (1) administer oaths, take depositions, subpoena and compel the  
10 attendance of witnesses, and require the production of evidence;

11 (2) allow parties to enter upon lands of other parties for the purposes of  
12 inspecting and investigating conditions related to the matter before the Board  
13 or Commission;

14 (3) enter upon lands for the purpose of conducting inspections,  
15 investigations, examinations, tests, and site evaluations as it deems necessary  
16 to verify information presented in any matter within its jurisdiction; and

17 (4) apply for and receive grants from the federal government and from  
18 other sources.

19 (b) The powers granted under this chapter are additional to any other  
20 powers ~~which~~ that may be granted by other legislation.

1 (c) The ~~Natural Resources~~ Board may designate or establish such regional  
2 offices as it deems necessary to implement the provisions of this chapter and  
3 the rules adopted hereunder. The ~~Natural Resources~~ Board may designate or  
4 require a regional planning commission to receive applications, provide  
5 administrative assistance, perform investigations, and make recommendations.

6 (d) At the request of a District Commission, if the Board Chair determines  
7 that the workload in the requesting district is likely to result in unreasonable  
8 delays or that the requesting District Commission is disqualified to hear a case,  
9 the Chair may authorize the District Commission of another district to sit in the  
10 requesting district to consider one or more applications.

11 (e) The ~~Natural Resources~~ Board may by rule allow joint hearings to be  
12 conducted with specified State agencies or specified municipalities.

13 (f) The Board may publish or contract to publish annotations and indices of  
14 its decisions and the decisions of the Environmental Division, and the text of  
15 those decisions. The published product shall be available at a reasonable rate  
16 to the general public and at a reduced rate to libraries and governmental bodies  
17 within the State.

18 (g) The ~~Natural Resources~~ Board shall manage the process by which land  
19 use permits are issued under section 6086 of this title, may initiate enforcement  
20 on related matters; under the provisions of chapters 201 and 211 of this title,

1 and may petition the Environmental Division for revocation of land use  
2 permits issued under this chapter. Grounds for revocation are:

3 (1) noncompliance with this chapter, rules adopted under this chapter, or  
4 an order that is issued that relates to this chapter;

5 (2) noncompliance with any permit or permit condition;

6 (3) failure to disclose all relevant and material facts in the application or  
7 during the permitting process;

8 (4) misrepresentation of any relevant and material fact at any time;

9 (5) failure to pay a penalty or other sums owed pursuant to, or other  
10 failure to comply with, court order, stipulation agreement, schedule of  
11 compliance, or other order issued under Vermont statutes and related to the  
12 permit; or

13 (6) failure to provide certification of construction costs, as required  
14 under subsection 6083a(a) of this title, or failure to pay supplemental fees as  
15 required under that section.

16 (h) The ~~Natural Resources~~ Board may hear appeals of fee refund requests  
17 under section 6083a of this title.

18 (i) The Chair, subject to the direction of the Board, shall have general  
19 charge of the offices and employees of the Board and the offices and  
20 employees of the District Commissions.



1 (j) The ~~Natural Resources~~ Board may participate as a party in all matters  
2 before the Environmental Division that relate to land use permits issued under  
3 this chapter.

4 \* \* \*

5 § 6028. COMPENSATION

6 Members of the ~~Board and~~ District Commissions shall receive per diem pay  
7 of \$100.00 and all necessary and actual expenses ~~in accordance with 32 V.S.A.~~  
8 ~~§1010.~~

9 \* \* \*

10 § 6030. ~~MAP OF WIRELESS TELECOMMUNICATIONS FACILITIES~~  
11 CAPABILITY AND DEVELOPMENT MAPS

12 ~~The Board shall maintain a map that shows the location of all wireless~~  
13 ~~telecommunications facilities in the State.~~

14 (a) Updates. On or before January 1, 2021, the Board and the Secretaries  
15 of Commerce and Community Development, of Digital Services, of  
16 Agriculture, Food and Markets, and of Natural Resources shall complete an  
17 update to the capability and development maps created under this chapter in  
18 1971 for reference in applying this chapter. Maps updated pursuant to this  
19 section shall be consistent with the Capability and Development Plan and shall  
20 include and identify environmental constraints, existing settlements, rural and  
21 working lands areas, critical resource areas, facilities and infrastructure, and

1 areas targeted for conservation, public investment, and development. The  
2 Board and these Secretaries shall complete further updates to these maps no  
3 less frequently than every eight years. The Board shall lead and coordinate the  
4 completion of updates pursuant to this section.

5 (b) Process. When updating maps pursuant to this section, the Board and  
6 Secretaries shall, prior to completing the update:

7 (1) consult with the regional planning commissions; and

8 (2) issue a draft update, provide public notice of the draft update, and  
9 offer an opportunity for written public comment and conduct one or more  
10 public meetings to receive oral comment on the draft update.

11 (c) Availability. The updated maps shall be maintained as a layer in the  
12 Agency of Natural Resources' Natural Resources Atlas and shall be available  
13 to the public.

14 § 6031. ETHICAL STANDARDS

15 (a) The Chair and the regular and alternate members of the Board and the  
16 Chair and the regular and alternate members of each District Commission shall  
17 comply with the following ethical standards:

18 (1) The provisions of 12 V.S.A. § 61 (disqualification for interest).

19 (2) The Chair and each member shall conduct the affairs of his or her  
20 office in such a manner as to instill public trust and confidence and shall take

1 all reasonable steps to avoid any action or circumstance that might result in any  
2 one of the following:

3 (A) undermining his or her independence or impartiality of action;

4 (B) taking official action on the basis of unfair considerations;

5 (C) giving preferential treatment to any private interest on the basis  
6 of unfair considerations;

7 (D) giving preferential treatment to any family member or member of  
8 his or her household;

9 (E) using his or her office for the advancement of personal interest or  
10 to secure special privileges or exemptions; or

11 (F) adversely affecting the confidence of the public in the integrity of  
12 the Board or District Commission.

13 (3) In the case of the Board, no person who receives or has received  
14 during the previous two years a significant portion of his or her income directly  
15 or indirectly from permit holders or applicants for a permit under chapter 47 of  
16 this title may hear appeals from acts or decisions of the Secretary relating to  
17 permits issued under chapter 47.

18 \* \* \*

19 Subchapter 4. Permits

20 \* \* \*

21 § 6081. PERMITS REQUIRED; EXEMPTIONS

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\* \* \*

(b) Subsection (a) of this section shall not apply to a subdivision exempt under the regulations of the Department of Health in effect on January 21, 1970 or any subdivision which has a permit issued prior to June 1, 1970 under the Board of Health regulations, or has pending a bona fide application for a permit under the regulations of the Board of Health on June 1, 1970, with respect to plats on file as of June 1, 1970 provided such permit is granted prior to August 1, 1970. Subsection (a) of this section shall not apply to development which is not also a subdivision, which has been commenced prior to June 1, 1970, if the construction will be completed by March 1, 1971. Subsection (a) of this section shall not apply to a State highway on which a hearing pursuant to 19 V.S.A. § 222 has been held prior to June 1, 1970. Subsection (a) of this section shall not apply to any telecommunications facility in existence prior to July 1, 1997, unless that facility is a “development” as defined in subdivision 6001(3) of this title. Subsection (a) of this section shall apply to any substantial change in such excepted subdivision or development. On or before July 1, 2020, owners of preexisting pits and quarries shall submit extraction data to the Board in order to establish a baseline against which substantial changes may be determined.

\* \* \*

1           (j) ~~With respect to the extraction of slate from a slate quarry that is~~  
2 ~~included in final slate quarry registration documents, if it were removed from a~~  
3 ~~site prior to June 1, 1970, the site from which slate was actually removed, if~~  
4 ~~lying unused at any time after those operations commenced, shall be deemed to~~  
5 ~~be held in reserve, and shall not be deemed to be abandoned. [Repealed.]~~

6           (k)(1) With respect to the commercial extraction of slate from a slate  
7 quarry, activities that are not ancillary to slate mining operations may  
8 constitute substantial changes, and be subject to permitting requirements under  
9 this chapter. “Ancillary activities” include the following activities that pertain  
10 to slate and that take place within a registered parcel that contains a slate  
11 quarry: drilling, crushing, grinding, sizing, washing, drying, sawing and  
12 cutting stone, blasting, trimming, punching, splitting, and gauging, and use of  
13 buildings and use and construction of equipment exclusively to carry out such  
14 activities. Buildings that existed on April 1, 1995, or any replacements to  
15 those buildings, shall be considered ancillary.

16           (2) Activities that are ancillary activities that involve crushing may  
17 constitute substantial changes if they may result in significant impact with  
18 respect to any of the criteria specified in subdivisions 6086(a)(1) through (10)  
19 of this title.

20           (l)(1) By no later than January 1, 1997, any owner of land or mineral rights  
21 or any owner of slate quarry leasehold rights on a parcel of land on which a

1 slate quarry was located as of June 1, 1970, may register the existence of the  
2 slate quarry with the District Commission and with the clerk of the  
3 municipality in which the slate quarry is located, while also providing each  
4 with a map which indicates the boundaries of the parcel which contains the  
5 slate quarry.

6 (2) Slate quarry registration shall state the name and address of the  
7 owner of the land, mineral rights, or leasehold rights; whether that person  
8 holds mineral rights, or leasehold rights or is the owner in fee simple; the  
9 physical location of the same; the physical location and size of ancillary  
10 buildings; and the book and page of the recorded deed or other instrument by  
11 which the owner holds title to the land or rights.

12 (3) Slate quarry registration documents shall be submitted to the District  
13 Commission together with a request, under the provisions of subsection  
14 6007(c) of this title, for a final determination regarding the applicability of this  
15 chapter.

16 (4) The final determination regarding a slate quarry registration under  
17 subsection 6007(c) of this title shall be recorded in the municipal land records  
18 at the expense of the registrant along with an accurate site plan of the parcel  
19 depicting the site specific information contained in the registration documents.

20 The registrant must provide notice of the slate quarry's registration to the  
21 adjacent landowners.

1           (5) With respect to a slate quarry located on a particular registered  
2 parcel of land, ancillary activities on the parcel related to the extraction and  
3 processing of slate into products that are primarily other than crushed stone  
4 products shall not be deemed to be substantial changes, as long as the activities  
5 do not involve the creation of one or more new slate quarry holes that are not  
6 related to an existing slate quarry hole.

7           (6) Registered slate quarries shall be added to the Agency of Natural  
8 Resources Natural Resource Atlas.

9                                   \* \* \*

10           § 6083a. ACT 250 FEES

11                                   \* \* \*

12           (e) A written request for an application fee refund shall be submitted to the  
13 District Commission to which the fee was paid within 90 days of the  
14 withdrawal of the application.

15                                   \* \* \*

16           (4) District Commission decisions regarding application fee refunds  
17 may be appealed to the ~~Natural Resources~~ Board in accordance with Board  
18 rules.

19                                   \* \* \*

20           (g) A Commission or the ~~Natural Resources~~ Board may require any  
21 permittee to file a certification of actual construction costs and may direct the

1 payment of a supplemental fee in the event that an application understated a  
2 project's construction costs. Failure to file a certification or to pay a  
3 supplemental fee shall be grounds for permit revocation.

4 \* \* \*

5 § 6085. HEARINGS; PARTY STATUS

6 \* \* \*

7 (e) The ~~Natural Resources~~ Board and any District Commission, acting  
8 through one or more duly authorized representatives at any prehearing  
9 conference or at any other times deemed appropriate by the ~~Natural Resources~~  
10 Board or by the District Commission, shall promote expeditious, informal, and  
11 nonadversarial resolution of issues, require the timely exchange of information  
12 concerning the application, and encourage participants to settle differences.  
13 No District Commissioner who is participating as a ~~decisionmaker~~ decision  
14 maker in a particular case may act as a duly authorized representative for the  
15 purposes of this subsection. These efforts at dispute resolution shall not affect  
16 the burden of proof on issues before a Commission or the ~~Environmental~~  
17 ~~Division~~ Board, nor shall they affect the requirement that a permit may be  
18 issued only after the issuance of affirmative findings under the criteria  
19 established in section 6086 of this title.

20 \* \* \*



1 § 6086. ISSUANCE OF PERMIT; CONDITIONS AND CRITERIA

2 (a) Criteria. Before granting a permit, the District Commission shall find  
3 that the subdivision or development:

4 (1) Air pollution. Will not result in undue ~~water or~~ air pollution. In  
5 making this determination, the District Commission shall at least consider: the  
6 air contaminants, greenhouse gas emissions, and noise to be emitted by the  
7 development or subdivision, if any; the proximity of the emission source to  
8 residences, population centers, and other sensitive receptors; and emission  
9 dispersion characteristics at or near the source.

10 (A) Air contaminants. A permit will be granted whenever it is  
11 demonstrated by the applicant that, in addition to all other applicable criteria,  
12 the emission, if any, of air contaminants by the development or subdivision  
13 will meet any applicable requirement under the Clean Air Act, 42 U.S.C.  
14 chapter 85, and the air pollution control regulations of the Department of  
15 Environmental Conservation.

16 (B) Greenhouse gas emissions; climate change. A permit will be  
17 granted whenever it is demonstrated by the applicant that, in addition to all  
18 other applicable criteria:

19 (i) The construction, use, operation, and maintenance of the  
20 development or subdivision will:

1                   (I) avoid the emission of greenhouse gases, including  
2                   greenhouse gases from the vehicular traffic to be generated by the development  
3                   or subdivision;

4                   (II) if it is not feasible to avoid such emissions, will minimize  
5                   them; or

6                   (III) if it is not feasible to avoid or minimize such emissions,  
7                   will mitigate them in accordance with rules adopted by the Board. Any offsets  
8                   used shall be third-party verified and enforceable by the applicant and its  
9                   successors and assigns and by the State of Vermont. The rules shall be  
10                  adopted in consultation with the Secretary of Natural Resources and shall  
11                  comply with the greenhouse gas reduction goals of section 578 of this title.  
12                  The rules shall only allow mitigation when demonstrated by the applicant that  
13                  it is not feasible to avoid or minimize emissions.

14                  (ii) The development or subdivision will employ design and  
15                  materials that are sufficient to enable the improvements to be constructed,  
16                  including buildings, roads, and other infrastructure, to withstand and adapt to  
17                  the effects of climate change, including extreme temperature events, wind, and  
18                  precipitation reasonably projected at the time of application.

19                  (2) Water pollution. Will not result in undue water pollution. In making  
20                  this determination ~~at~~ the District Commission shall at least consider: the  
21                  elevation of land above sea level; and in relation to the flood plains, the nature

1 of soils and subsoils and their ability to adequately support waste disposal; the  
2 slope of the land and its effect on effluents; the availability of streams for  
3 disposal of effluents; and the applicable Health and Environmental  
4 Conservation Department regulations.

5 (A) Headwaters. A permit will be granted whenever it is  
6 demonstrated by the applicant that, in addition to all other applicable criteria,  
7 the development or subdivision will meet any applicable Health and  
8 Environmental Conservation Department regulation regarding reduction of the  
9 quality of the ground or surface waters flowing through or upon lands ~~which~~  
10 that are not devoted to intensive development, and which lands are:

- 11 (i) headwaters of watersheds characterized by steep slopes and  
12 shallow soils; or  
13 (ii) drainage areas of 20 square miles or less; or  
14 (iii) above 1,500 feet elevation; or  
15 (iv) watersheds of public water supplies designated by the Agency  
16 of Natural Resources; or  
17 (v) areas supplying significant amounts of recharge waters to  
18 aquifers.

19 (B) Waste disposal. A permit will be granted whenever it is  
20 demonstrated by the applicant that, in addition to all other applicable criteria,  
21 the development or subdivision will meet any applicable Health and

1 Environmental Conservation Department regulations regarding the disposal of  
2 wastes, and will not involve the injection of waste materials or any harmful or  
3 toxic substances into ground water or wells.

4 (C) Water conservation. A permit will be granted whenever it is  
5 demonstrated by the applicant that, in addition to all other applicable criteria,  
6 the design has considered water conservation, incorporates multiple use or  
7 recycling where technically and economically practical, utilizes the best  
8 available technology for such applications, and provides for continued efficient  
9 operation of these systems.

10 (D) ~~Floodways~~ Flood hazard areas; river corridors. A permit will be  
11 granted whenever it is demonstrated by the applicant that, in addition to all  
12 other applicable criteria:

13 (i) the development or subdivision of lands within a ~~floodway~~  
14 flood hazard area or river corridor will not restrict or divert the flow of flood  
15 waters, cause or contribute to fluvial erosion, and endanger the health, safety,  
16 and welfare of the public or of riparian owners during flooding; ~~and~~

17 ~~(ii) the development or subdivision of lands within a floodway~~  
18 ~~fringe will not significantly increase the peak discharge of the river or stream~~  
19 ~~within or downstream from the area of development and endanger the health,~~  
20 ~~safety, or welfare of the public or riparian owners during flooding.~~

1           (E) Streams. A permit will be granted whenever it is demonstrated  
2           by the applicant that, in addition to all other applicable criteria, the  
3           development or subdivision of lands on or adjacent to the banks of a stream  
4           will, whenever feasible, maintain the natural condition of the stream, and will  
5           not endanger the health, safety, or welfare of the public or of adjoining  
6           landowners.

7           (F) Shorelines. A permit will be granted whenever it is demonstrated  
8           by the applicant that, in addition to all other criteria, the development or  
9           subdivision of shorelines must of necessity be located on a shoreline in order to  
10          fulfill the purpose of the development or subdivision, and the development or  
11          subdivision will, insofar as possible and reasonable in light of its purpose:

12                 (i) retain the shoreline and the waters in their natural condition;

13                 (ii) allow continued access to the waters and the recreational  
14          opportunities provided by the waters;

15                 (iii) retain or provide vegetation ~~which~~ that screen the  
16          development or subdivision from the waters; and

17                 (iv) stabilize the bank from erosion, as necessary, with vegetation  
18          cover.

19           (G) Wetlands. A permit will be granted whenever it is demonstrated  
20          by the applicant, in addition to other criteria, that the development or

1 subdivision will not violate the rules of the Secretary of Natural Resources, as  
2 adopted under chapter 37 of this title, relating to significant wetlands.

3 ~~(2)~~(3) Water supply.

4 (A) Does have sufficient water available for the reasonably  
5 foreseeable needs of the subdivision or development.

6 ~~(3)~~(B) Will not cause an unreasonable burden on an existing water  
7 supply, if one is to be utilized.

8 \* \* \*

9 (5)(A) Transportation. Will not cause unreasonable congestion or  
10 unsafe conditions with respect to use of the highways; waterways; railways;  
11 airports and airways; bicycle, pedestrian, and other transit infrastructure; and  
12 other means of transportation existing or proposed.

13 (B) ~~As appropriate, will~~ Will incorporate transportation demand  
14 management strategies and provide safe use, access, and connections to  
15 adjacent lands and facilities and to existing and planned pedestrian, bicycle,  
16 and transit networks and services. ~~In determining appropriateness under this~~  
17 ~~subdivision (B) However,~~ the District Commission ~~shall consider whether~~ may  
18 decline to require such a strategy, access, or connection ~~constitutes a measure~~  
19 if it finds that a reasonable person would ~~take~~ not undertake the measure given  
20 the type, scale, and transportation impacts of the proposed development or  
21 subdivision.

1 \* \* \*

2 (8) Ecosystem protection; scenic beauty; historic sites. Will not have an  
3 undue adverse effect on the scenic or natural beauty of the area, aesthetics,  
4 historic sites, or rare and irreplaceable natural areas.

5 (A) Necessary wildlife habitat and endangered species. A permit will  
6 not be granted ~~if~~ unless it is demonstrated by ~~any party opposing~~ the applicant  
7 that a development or subdivision will not destroy or significantly imperil  
8 necessary wildlife habitat or any endangered species; ~~and~~ or, if such  
9 destruction or imperilment will occur:

10 (i) the economic, social, cultural, recreational, or other benefit to  
11 the public from the development or subdivision will ~~not~~ outweigh the  
12 economic, environmental, or recreational loss to the public from the  
13 destruction or imperilment of the habitat or species; ~~or~~

14 (ii) all feasible and reasonable means of preventing or lessening  
15 the destruction, diminution, or imperilment of the habitat or species have ~~not~~  
16 been or will not continue to be applied; or

17 (iii) a reasonably acceptable alternative site is not owned or  
18 controlled by the applicant ~~which~~ that would allow the development or  
19 subdivision to fulfill its intended purpose.

20 (B) Forest blocks.

1                    (i) A permit will not be granted for a development or subdivision  
2                    within or partially within a forest block unless the applicant demonstrates that:

3                    (I) the development or subdivision will avoid fragmentation of  
4                    the forest block through the design of the project or the location of project  
5                    improvements, or both; or

6                    (II) it is not feasible to avoid fragmentation of the forest block  
7                    and the design of the development or subdivision minimizes fragmentation of  
8                    the forest block.

9                    (ii) Methods for avoiding or minimizing the fragmentation of a  
10                   forest block may include:

11                   (I) Locating buildings and other improvements and operating  
12                   the project in a manner that avoids or minimizes incursion into and disturbance  
13                   of the forest block, including clustering of buildings and associated  
14                   improvements.

15                   (II) Designing roads, driveways, and utilities that serve the  
16                   development or subdivision to avoid or minimize fragmentation of the forest  
17                   block. Such design may be accomplished by following or sharing existing  
18                   features on the land such as roads, tree lines, stonewalls, and fence lines.

19                   (C) Connecting habitat.

20                   (i) A permit will not be granted for a development or subdivision  
21                   unless the applicant demonstrates that:



1                    (I) the development or subdivision will avoid fragmentation of  
2                    a connecting habitat through the design of the project or the location of project  
3                    improvements, or both; or

4                    (II) it is not feasible to avoid fragmentation of the connecting  
5                    habitat and the design of the development or subdivision minimizes  
6                    fragmentation of the connector.

7                    (ii) Methods for avoiding or minimizing the fragmentation of a  
8                    connecting habitat may include:

9                    (I) locating buildings and other improvements at the farthest  
10                   feasible location from the center of the connector;

11                   (II) designing the location of buildings and other improvements  
12                   to leave the greatest contiguous portion of the area undisturbed in order to  
13                   facilitate wildlife travel through the connector; or

14                   (III) when there is no feasible site for construction of buildings  
15                   and other improvements outside the connector, designing the buildings and  
16                   improvements to facilitate the continued viability of the connector for use by  
17                   wildlife.

18                   \* \* \*

19                   (9) Capability and development plan. Is in conformance with a duly  
20                   adopted capability and development plan, and land use plan when adopted.  
21                   However, the legislative findings of subdivisions 7(a)(1) through (19) of Act

1 ~~85 of 1973 shall not be used as criteria in the consideration of applications by a~~  
2 ~~District Commission.~~

3 \* \* \*

4 (F) Energy conservation and efficiency. A permit will be granted  
5 when it has been demonstrated by the applicant that, in addition to all other  
6 applicable criteria, the planning and design of the subdivision or development  
7 reflect the principles of energy conservation and energy efficiency, including  
8 reduction of greenhouse gas emissions from the use of energy, and incorporate  
9 the best available technology for efficient use or recovery of energy. An  
10 applicant seeking an affirmative finding under this criterion shall provide  
11 evidence, by certification, established through inspection, that the subdivision  
12 or development complies with the applicable building energy standards and  
13 stretch codes under 30 V.S.A. § 51 or 53. The Board shall adopt rules  
14 establishing an inspection process.

15 \* \* \*

16 (I) Interchange areas. A permit will be granted for a development or  
17 subdivision within an interchange area when it is demonstrated that, in addition  
18 to all other applicable criteria, the development or subdivision complies with  
19 the Vermont Interstate Interchange Planning and Design Guidelines applicable  
20 to the category of land use as identified for that area in the regional plan. As  
21 used in this subdivision (I), “Vermont Interstate Interchange Planning and

1 Design Guidelines” refers to the guidelines by that name published by the  
2 Agency of Commerce and Community Development in 2004 or such update to  
3 those guidelines as the Commissioner of Housing and Community  
4 Development may subsequently publish, provided that the update is at least as  
5 protective of existing settlements, scenic beauty and aesthetics, farmland, and  
6 natural resources as the 2004 guidelines.

7 \* \* \*

8 (K) Development affecting public investments. A permit will be  
9 granted for the development or subdivision of lands adjacent to governmental  
10 and public utility facilities, services, and lands, including highways, airports,  
11 waste disposal facilities, office and maintenance buildings, fire and police  
12 stations, universities, schools, hospitals, prisons, jails, electric generating and  
13 transmission facilities, oil and gas pipe lines, parks, hiking trails, ~~and~~ forest,  
14 and game lands, lands conserved under chapter 155 of this title, and facilities  
15 or lands receiving benefits through the Vermont Housing and Conservation  
16 Board under chapter 15 of this title, the State Designation Program under 24  
17 V.S.A. chapter 76A, or the Vermont Downtown and Village Center Tax Credit  
18 Program under 32 V.S.A. chapter 151, subchapter 11J, when it is demonstrated  
19 that, in addition to all other applicable criteria, the development or subdivision  
20 will not unnecessarily or unreasonably endanger the public or quasi-public  
21 investment in the facility, service, or lands, or materially jeopardize or interfere

1 with the function, efficiency, or safety of, or the public's use or enjoyment of  
2 or access to the facility, service, or lands.

3 \* \* \*

4 (10) Local and regional plans. Is in conformance with any duly adopted  
5 local ~~or~~ plan that has been approved under 24 V.S.A. § 4350, regional plan that  
6 has been approved by the Board under 24 V.S.A. § 4348, or capital program  
7 under 24 V.S.A. ~~chapter 117~~ § 4430. In making this finding, ~~if~~

8 (A) A District Commission shall require conformance with the future  
9 land use maps contained in the local and regional plans and with the written  
10 provisions of those plans.

11 (B) A District Commission shall decline to apply a provision of a  
12 local or regional plan only if the Commission is persuaded that the provision  
13 does not afford a person of ordinary intelligence with a reasonable opportunity  
14 to understand what the provision directs, requires, or proscribes.

15 (C) If the District Commission finds applicable provisions of the  
16 town plan to be ambiguous, the District Commission, for interpretive purposes,  
17 shall consider bylaws, but only to the extent that they implement and are  
18 consistent with those provisions, and need not consider any other evidence.

19 \* \* \*

20 (c) Conditions. A permit may contain such requirements and conditions as  
21 are allowable proper exercise of the police power and which are appropriate

1 within the respect to subdivisions (a)(1) through (10) of this section, including  
2 those set forth in 24 V.S.A. §§ 4414(4), 4424(a)(2), 4414(1)(D)(i), 4463(b),  
3 and 4464, the dedication of lands for public use, and the filing of bonds to  
4 ~~insure~~ ensure compliance. The requirements and conditions incorporated from  
5 Title 24 may be applied whether or not a local plan has been adopted. General  
6 requirements and conditions may be established by rule of the ~~Natural~~  
7 ~~Resources~~ Board.

8 (d) Other permits and approvals; presumptions. The ~~Natural Resources~~  
9 Board may by rule allow the acceptance of a permit or permits or approval of  
10 any State agency with respect to subdivisions (a)(1) through (5) of this section  
11 or a permit or permits of a specified municipal government with respect to  
12 subdivisions (a)(1) through (7) and (9) and (10) of this section, or a  
13 combination of such permits or approvals, in lieu of evidence by the applicant.  
14 ~~A District Commission, in accordance with rules adopted by the Board, shall~~  
15 ~~accept determinations issued by a development review board under the~~  
16 ~~provisions of 24 V.S.A. § 4420, with respect to local Act 250 review of~~  
17 ~~municipal impacts.~~ The acceptance of such approval, ~~positive determinations,~~  
18 permit, or permits shall create a presumption that the application is not  
19 detrimental to the public health and welfare with respect to the specific  
20 requirement for which it is accepted. ~~In the case of approvals and permits~~  
21 ~~issued by the Agency of Natural Resources, technical determinations of the~~

1 ~~Agency shall be accorded substantial deference by the Commissions. The~~  
2 ~~acceptance of negative determinations issued by a development review board~~  
3 ~~under the provisions of 24 V.S.A. § 4420, with respect to local Act 250 review~~  
4 ~~of municipal impacts shall create a presumption that the application is~~  
5 ~~detrimental to the public health and welfare with respect to the specific~~  
6 ~~requirement for which it is accepted. Any determinations, positive or negative,~~  
7 ~~under the provisions of 24 V.S.A. § 4420 shall create presumptions only to the~~  
8 ~~extent that the impacts under the criteria are limited to the municipality issuing~~  
9 ~~the decision.~~ Such a rule may be revoked or amended pursuant to the  
10 procedures set forth in 3 V.S.A., chapter 25, the Vermont Administrative  
11 Procedure Act.

12 (1) The rules adopted by the Board shall not approve the acceptance of a  
13 permit or approval of such an agency or a permit of a municipal government  
14 unless it each of the following applies:

15 (A) The permit or approval satisfies the appropriate requirements of  
16 subsection (a) of this section.

17 (B) The Board finds that the permit or approval is part of a program  
18 that reliably meets its goals, such as achieving water quality standards.

19 (2) A presumption created under this subsection may be rebutted by the  
20 introduction of evidence contrary to the presumed fact.



1 (b) A permit may not be denied solely for the reasons set forth in  
2 subdivisions 6086(a)(5), (6), and (7) of this title. ~~However, reasonable~~  
3 Reasonable conditions and requirements allowable in subsection 6086(c) of  
4 this title may be attached to alleviate the burdens created. However, a permit  
5 may be denied under subdivision 6086(a)(5) of this title if the permit is for  
6 development in an interchange area that is not within an existing settlement.

7 \* \* \*

8 § 6088. BURDEN OF PROOF; PRODUCTION AND PERSUASION

9 (a) The initial burden of production, to produce sufficient evidence for a  
10 District Commission to make a factual determination, shall be on the applicant  
11 with respect to subdivisions 6086(a)(1) through (10) of this title.

12 (b) The burden of persuasion, to show that the application meets the  
13 relevant standard, shall be on the applicant with respect to subdivisions  
14 6086(a)(1), (2), (3), (4), (8)(A) through (C), (9), and (10) of this title.

15 (c) The burden shall be on any party opposing the applicant application  
16 with respect to subdivisions 6086(a)(5) through (8), (6), (7), and (8), not  
17 including (8)(A) through (8)(C) of this title to show an unreasonable or adverse  
18 effect that the application does not meet the relevant standard.

19 § 6089. APPEALS

20 (a) Appeals of any act or decision of a District Commission under this  
21 chapter or a district coordinator under subsection 6007(c) of this title shall be



1 made to the ~~Environmental Division~~ Board in accordance with chapter 220 of  
2 this title. For the purpose of this section, a decision of the Chair of a District  
3 Commission under section 6001e of this title on whether action has been taken  
4 to circumvent the requirements of this chapter shall be considered an act or  
5 decision of the District Commission.

6 (b) In an appeal of an act or decision described in subsection (a) of this  
7 section, an appellant shall have the burden of proof on the issues raised in his  
8 or her appeal. The applicant, whether or not an appellant, shall have a burden  
9 to produce evidence sufficient to inform the Division of the nature, elements,  
10 context, and impacts of the project to which the appeal relates.

11 § 6090. RECORDING; DURATION AND ~~REVOCA~~TION OF PERMITS

12 (a) Recording. In order to afford adequate notice of the terms and  
13 conditions of land use permits, permit amendments and revocations of permits,  
14 they shall be recorded in local land records. Recordings under this chapter  
15 shall be indexed as though the permittee were the grantor of a deed.

16 (b) Permits for specified period.

17 (1) Any permit granted under this chapter for extraction of mineral  
18 resources, operation of solid waste disposal facilities, or logging above 2,500  
19 feet, shall be for a specified period determined by the Board in accordance  
20 with the rules adopted under this chapter as a reasonable projection of the time  
21 during which the land will remain suitable for use if developed or subdivided

1 as contemplated in the application, and with due regard for the economic  
2 considerations attending the proposed development or subdivision. Other  
3 permits issued under this chapter shall be for an indefinite term, as long as  
4 there is compliance with the conditions of the permit.

5 (2) Expiration dates contained in permits issued before July 1, 1994  
6 (involving developments that are not for extraction of mineral resources,  
7 operation of solid waste disposal facilities, or logging above ~~2,500~~ 2,000 feet)  
8 are extended for an indefinite term, as long as there is compliance with the  
9 conditions of the permits.

10 (c) Change to nonjurisdictional use; release from permit.

11 (1) On application signed by each permittee, the District Commission  
12 may release land subject to a permit under this chapter from the obligations of  
13 that permit and the obligation to obtain amendments to the permit, on finding  
14 each of the following:

15 (A) The use of the land as of the date of the application is not the  
16 same as the use of the land that caused the obligation to obtain a permit under  
17 this chapter.

18 (B) The use of the land as of the date of the application does not  
19 constitute development or subdivision as defined in section 6001 of this title  
20 and would not require a permit or permit amendment but for the fact that the  
21 land is already subject to a permit under this chapter.



1 ~~requirements of subdivision 6086(a)(8)(B) or (C) of this title. A District~~  
2 ~~Commission may approve the proposal only if it finds that the proposal will~~  
3 ~~meet the requirements of the rules adopted under this section and will preserve~~  
4 ~~a forest block or habitat connector of similar quality and character to the block~~  
5 ~~or connector affected by the development or subdivision.~~

6 ~~(b) The Natural Resources Board, in consultation with the Secretary of~~  
7 ~~Natural Resources, shall adopt rules governing mitigation under this section.~~

8 ~~(1) The rules shall state the acreage ratio of forest block or habitat~~  
9 ~~connector to be preserved in relation to the block or connector affected by the~~  
10 ~~development or subdivision.~~

11 ~~(2) Compensation measures to be allowed under the rules shall be based~~  
12 ~~on the ratio of land developed pursuant to subdivision (1) of this subsection~~  
13 ~~and shall include:~~

14 ~~(A) Preservation of a forest block or habitat connector of similar~~  
15 ~~quality and character to the block or connector that the development or~~  
16 ~~subdivision will affect.~~

17 ~~(B) Deposit of an offsite mitigation fee into the Vermont Housing~~  
18 ~~and Conservation Trust Fund under section 312 of this title.~~

19 ~~(i) This mitigation fee shall be derived as follows:~~

20 ~~(1) Determine the number of acres of forest block or habitat~~  
21 ~~connector, or both, affected by the proposed development or subdivision.~~

1 ~~(II) Multiply this number of affected acres by the ratio set forth~~  
2 ~~in the rules.~~

3 ~~(III) Multiply the resulting product by a “price per acre” value,~~  
4 ~~which shall be based on the amount that Commissioner of Forests, Parks and~~  
5 ~~Recreation to be the recent, per acre cost to acquire conservation easements for~~  
6 ~~forest blocks and habitat connectors of similar quality and character in the~~  
7 ~~same geographic region as the proposed development or subdivision.~~

8 ~~(ii) The Vermont Housing Conservation Board shall use such a fee~~  
9 ~~to preserve a forest block or habitat connector of similar quality and character~~  
10 ~~to the block or connector affected by the development or subdivision.~~

11 ~~(C) Such other compensation measures as the rules may authorize.~~

12 ~~(e) The mitigation of impact on a forest block or a habitat connector, or~~  
13 ~~both, shall be structured also to mitigate the impacts, under the criteria of~~  
14 ~~subsection 6086(a) of this title other than subdivisions (8)(B) and (C), to land~~  
15 ~~or resources within the block or connector.~~

16 ~~(d) All forest blocks and habitat connectors preserved pursuant to this~~  
17 ~~section shall be protected by permanent conservation easements that grant~~  
18 ~~development rights and include conservation restrictions and are conveyed to a~~  
19 ~~qualified holder, as defined in section 821 of this title, with the ability to~~  
20 ~~monitor and enforce easements in perpetuity.~~

21 \* \* \*

1                                   \* \* \* Resource Mapping; Forest Blocks \* \* \*

2           Sec. 4. 10 V.S.A. § 127 is amended to read:

3           § 127. RESOURCE MAPPING

4           (a) ~~On or before January 15, 2013, the~~ The Secretary of Natural Resources  
5           (the Secretary) shall complete and maintain resource mapping based on the  
6           Geographic Information System (GIS) ~~or other technology~~. The mapping shall  
7           identify natural resources throughout the State, including forest blocks, that  
8           may be relevant to the consideration of energy projects and projects subject to  
9           chapter 151 of this title. The Center for Geographic Information shall be  
10          available to provide assistance to the Secretary in carrying out the ~~GIS-based~~  
11          resource mapping.

12          (b) The Secretary ~~of Natural Resources~~ shall consider the ~~GIS-based~~  
13          resource maps developed under subsection (a) of this section when providing  
14          evidence and recommendations to the Public Utility Commission under 30  
15          V.S.A. § 248(b)(5) and when commenting on or providing recommendations  
16          under chapter 151 of this title to District Commissions on other projects.

17          (c) The Secretary shall establish and maintain written procedures that  
18          include a process and science-based criteria for updating resource maps  
19          developed under subsection (a) of this section. Before establishing or revising  
20          these procedures, the Secretary shall provide opportunities for affected parties  
21          and the public to submit relevant information and recommendations.

1                                   \* \* \* Enhanced Designation; Appeal \* \* \*

2           Sec. 5. 24 V.S.A. § 2793f is added to read:

3           § 2793f. ENHANCED DESIGNATION

4           (a) A municipality that has received or applies for designation of a  
5           downtown development district, village center, new town center, or growth  
6           center under this chapter may also apply for an enhanced designation pursuant  
7           to this section in order to allow the municipality, in lieu of the District  
8           Commissions under 10 V.S.A. chapter 151, to ensure that land development  
9           within the designated area complies with the criteria set forth in 10 V.S.A. §  
10           6086(a). As used in this section, “land development” has the same meaning as  
11           in section 4303 of this title.

12           (b) A municipality seeking an enhanced designation shall:

13                   (1) demonstrate that its bylaws ensure that land development in the  
14                   designated area complies with the criteria set forth in 10 V.S.A. § 6086(a);

15                   (2) demonstrate that it has the capability to review land development for  
16                   compliance with those criteria and to enforce its decisions;

17                   (3) identify those areas within the municipality that constitute critical  
18                   resource areas within the meaning of 10 V.S.A. § 6001; and

19                   (4) satisfy such other requirements as the State Board shall adopt by  
20                   rule.

1        (c) The State Board shall adopt rules to implement this section and may  
2        grant or conditionally grant an application for enhanced designation if it meets  
3        the requirements of this section and the adopted rules.

4        Sec. 6. 24 V.S.A. § 2798 is amended to read:

5        § 2798. DESIGNATION DECISIONS; ~~NONAPPEAL~~ APPEAL

6        (a) The A person aggrieved by a designation decisions decision of the State  
7        Board under this chapter are not subject to appeal one or more of sections 2793  
8        through 2793f of this title may appeal to the Vermont Environmental Review  
9        Board established under 10 V.S.A. chapter 151 within 30 days of the decision.  
10       If the decision pertains to designation of a growth center under section 2793c  
11       of this title, the period for filing an appeal shall be tolled by the filing of a  
12       request for reconsideration under that section and shall commence to run in full  
13       on the State Board’s issuance of a decision on that request.

14       (b) The Vermont Environmental Review Board shall conduct a de novo  
15       hearing on the decision under appeal and shall proceed in accordance with the  
16       contested case requirements of the Vermont Administrative Procedure Act.  
17       The Vermont Environmental Review Board shall issue a final decision within  
18       90 days of the filing of the appeal. The provisions of 10 V.S.A. § 6024  
19       regarding assistance to the Vermont Environmental Review Board from other  
20       departments and agencies of the State shall apply to appeals under this section.

21       \* \* \* Regional and Municipal Planning \* \* \*



1 Sec. 7. 24 V.S.A. § 4348(f) is amended to read:

2 (f) A regional plan or amendment shall be adopted by not less than a 60  
3 percent vote of the commissioners representing municipalities, in accordance  
4 with the bylaws of the regional planning commission, and immediately  
5 submitted to the legislative bodies of the municipalities that comprise the  
6 region.

7 (1) The plan or amendment shall be considered duly adopted ~~and shall~~  
8 ~~take effect~~ 35 days after the date of adoption, unless, within 35 days of the date  
9 of adoption, the regional planning commission receives certification from the  
10 legislative bodies of a majority of the municipalities in the region vetoing the  
11 proposed plan or amendment. In case of such a veto, the plan or amendment  
12 shall be deemed rejected.

13 (2) Upon adoption, the regional planning commission shall submit the  
14 plan or amendment to the Vermont Environmental Review Board established  
15 under 10 V.S.A. chapter 151, which shall approve the plan or amendment if it  
16 determines that the plan or amendment is consistent with the goals of section  
17 4302 of this title. The plan or amendment shall take effect on the issuance of  
18 such approval. The Board shall issue its decision within 30 days after  
19 receiving the plan or amendment.

20 Sec. 8. 24 V.S.A. § 4348a is amended to read:

21 § 4348a. ELEMENTS OF A REGIONAL PLAN

1 (a) A regional plan shall be consistent with the goals established in section  
2 4302 of this title and shall include the following:

3 \* \* \*

4 (2) A land use element, which shall consist of a map and statement of  
5 present and prospective land uses, that:

6 (A) Indicates those areas proposed for forests, recreation, agriculture  
7 (using the agricultural lands identification process established in 6 V.S.A. § 8),  
8 residence, commerce, industry, public, and semi-public uses, open spaces,  
9 areas reserved for flood plain, and areas identified by the State, regional  
10 planning commissions, or municipalities that require special consideration for  
11 aquifer protection; for wetland protection; for the maintenance of forest blocks,  
12 wildlife habitat, and habitat connectors; or for other conservation purposes.

13 (B) Indicates those areas within the region that are likely candidates  
14 for designation under sections 2793 (downtown development districts), 2793a  
15 (village centers), 2793b (new town centers), and 2793c (growth centers) of this  
16 title.

17 \* \* \*

18 (F) Indicates those areas that are important as forest blocks and  
19 habitat connectors and plans for land development in those areas to minimize  
20 forest fragmentation and promote the health, viability, and ecological function  
21 of forests. A plan may include specific policies to encourage the active

1 management of those areas for wildlife habitat, water quality, timber  
2 production, recreation, or other values or functions identified by the regional  
3 planning commission.

4 (G) Indicates those areas that constitute critical resource areas as  
5 defined in 10 V.S.A. § 6001.

6 \* \* \*

7 Sec. 9. 24 V.S.A. § 4382 is amended to read:

8 § 4382. THE PLAN FOR A MUNICIPALITY

9 (a) A plan for a municipality ~~may~~ shall be consistent with the goals  
10 established in section 4302 of this title and compatible with approved plans of  
11 other municipalities in the region and with the regional plan and shall include  
12 the following:

13 \* \* \*

14 \* \* \* Appeals \* \* \*

15 Sec. 10. REPEAL

16 10 V.S.A. chapter 220 (consolidated environmental appeals) is repealed.

17 Sec. 11. 10 V.S.A. chapter 219 is added to read:

18 CHAPTER 219. STATE ENVIRONMENTAL PERMIT APPEALS

19 § 8401. PURPOSE

20 It is the purpose of this chapter to:

1           (1) create an administrative board to hear and decide appeals under this  
2           chapter with respect to State environmental permits;

3           (2) consolidate appeal routes for acts or decisions of the District  
4           Commissions and the Secretary;

5           (3) standardize the appeal periods, the parties who may appeal these acts  
6           or decisions, and the ability to stay any act or decision upon appeal, taking into  
7           account the nature of the different programs affected;

8           (4) encourage people to get involved in the permitting process at the  
9           initial stages of review by requiring participation as a prerequisite for an appeal  
10           of a decision to the Vermont Environmental Review Board; and

11           (5) provide clear appeal routes for acts and decisions of the Secretary.

12           § 8402. DEFINITIONS

13           As used in this chapter:

14           (1) “Board” means the Vermont Environmental Review Board  
15           established under chapter 151 of this title.

16           (2) “District Commission” means a district commission established  
17           under chapter 151 of this title.

18           (3) “Person” means any individual, partnership, company, corporation,  
19           association, unincorporated association, joint venture, trust, municipality, the  
20           State of Vermont or any agency, department, or subdivision of the State, any  
21           federal agency, or any other legal or commercial entity.

1           (4) “Person aggrieved” means a person who alleges an injury to a  
2           particularized interest protected by the provisions of law listed in section 8410  
3           of this title, attributable to an act or decision by a district coordinator, District  
4           Commission, the Secretary, or the Board that can be redressed by the Board or  
5           the Supreme Court.

6           (5) “Secretary” means the Secretary of Natural Resources or the  
7           Secretary’s duly authorized representative. For the purposes of this chapter,  
8           “Secretary” shall also mean the Commissioner of Environmental Conservation,  
9           the Commissioner of Forests, Parks and Recreation, and the Commissioner of  
10           Fish and Wildlife, with respect to those statutes that refer to the authority of  
11           that commissioner or the department overseen by that commissioner.

12           § 8403. APPLICABILITY

13           (a) This chapter shall govern all appeals of an act or decision of the  
14           Secretary, excluding appeals of enforcement actions under chapters 201 and  
15           211 of this title and rulemaking, under:

16           (1) The following provisions of this title:

17                   (A) chapter 23 (air pollution control);

18                   (B) chapter 50 (aquatic nuisance control);

19                   (C) chapter 41 (regulation of stream flow);

20                   (D) chapter 43 (dams);

21                   (E) chapter 47 (water pollution control);

- 1           (F) chapter 48 (groundwater protection);
- 2           (G) chapter 53 (beverage containers; deposit-redemption system);
- 3           (H) chapter 55 (aid to municipalities for water supply and water
- 4 pollution abatement and control);
- 5           (I) chapter 56 (public water supply);
- 6           (J) chapter 59 (underground and aboveground liquid storage tanks);
- 7           (K) chapter 64 (potable water supply and wastewater system permit);
- 8           (L) section 2625 (regulation of heavy cutting);
- 9           (M) chapter 123 (protection of endangered species);
- 10          (N) chapter 159 (waste management);
- 11          (O) chapter 37 (wetlands protection and water resources
- 12 management);
- 13          (P) chapter 166 (collection and recycling of electronic devices);
- 14          (Q) chapter 164A (collection and disposal of mercury-containing
- 15 lamps);
- 16          (R) chapter 32 (flood hazard areas);
- 17          (S) chapter 49A (lake shoreland protection standards);
- 18          (T) chapter 83, subchapter 8 (importation of firewood); and
- 19          (U) chapter 168 (product stewardship for primary batteries and
- 20 rechargeable batteries);
- 21          (2) 29 V.S.A. chapter 11 (management of lakes and ponds); and

1           (3) 24 V.S.A. chapter 61, subchapter 10 (salvage yards).

2           (b) This chapter shall govern all appeals from an act or decision of a  
3           District Commission under chapter 151 of this title.

4           (c) This chapter shall govern all appeals from a district coordinator  
5           jurisdictional opinion under chapter 151 of this title.

6           (d) This chapter shall govern all appeals from an act or decision of the  
7           Board under this chapter.

8           (e) This chapter shall not govern appeals from enforcement actions under  
9           chapters 201 and 211 of this title or from rulemaking decisions by the Board or  
10          the Secretary.

11          (f) An appeal of an act or decision of an appropriate municipal panel under  
12          24 V.S.A. chapter 117 may be to the Board if the act or decision pertains to  
13          land development, as defined in 24 V.S.A. § 4303(10), that requires a permit,  
14          certificate, or other approval from the Agency of Natural Resources or a  
15          District Commission under a statute listed in subsections (a) or (b) of this  
16          section. The provisions of 24 V.S.A. §§ 4471 (appeals to environmental  
17          division) and 4471a(b) through (g) (environmental division) shall apply to such  
18          an appeal, except that the appeal shall be before the Board and may be  
19          consolidated with other appeals before the Board pursuant to subsection  
20          8411(f) of this title. If an appeal is filed with the Board, any party may move  
21          to consolidate appeals or move to have the appeal of an act or decision of an

1 appropriate municipal panel heard individually by the Environmental Division  
2 of the Superior Court.

3 § 8404. APPEALS

4 (a) Person aggrieved; time period. Any person aggrieved by an act or  
5 decision of the Secretary, a District Commission, or a district coordinator  
6 under the provisions of law listed in section 8403 of this title may appeal to the  
7 Board within 30 days following the date of the act or decision.

8 (b) Notice of the filing of an appeal.

9 (1) On filing an appeal from an act or decision of a District  
10 Commission, the appellant shall notify all parties who had party status as of the  
11 end of the District Commission proceeding and all friends of the Commission  
12 that an appeal is being filed. In addition, the appellant shall publish notice not  
13 more than 10 days after providing notice as required under this subsection, at  
14 the appellant's expense, in a newspaper of general circulation in the area of the  
15 project that is the subject of the decision.

16 (2) On the filing of an appeal from the act or decision of the Secretary  
17 under the provisions of law listed in section 8403 of this title, the appellant  
18 shall provide notice of the filing of an appeal to the following persons: the  
19 applicant before the Agency of Natural Resources, if other than the appellant;  
20 the owner of the land where the project is located if the applicant is not the  
21 owner; the municipality in which the project is located; the municipal and



1 regional planning commissions for the municipality in which the project is  
2 located; if the project site is located on a boundary, any adjacent Vermont  
3 municipality and the municipal and regional planning commissions for that  
4 municipality; any State agency affected; the solid waste management district in  
5 which the project is located, if the project constitutes a facility pursuant to  
6 subdivision 6602(10) of this title; all persons required to receive notice of  
7 receipt of an application or notice of the issuance of a draft permit; and all  
8 persons on any mailing list for the decision involved. In addition, the appellant  
9 shall publish notice not more than 10 days after providing notice as required  
10 under this subsection, at the appellant's expense, in a newspaper of general  
11 circulation in the area of the project that is the subject of the decision.

12 (c) Requirement to participate before the District Commission or the  
13 Secretary.

14 (1) Participation before District Commission. An aggrieved person shall  
15 not appeal an act or decision that was made by a District Commission unless  
16 the person was granted party status by the District Commission pursuant to  
17 subdivision 6085(c)(1)(E) of this title, participated in the proceedings before  
18 the District Commission, and retained party status at the end of the District  
19 Commission proceedings. In addition, the person may only appeal those issues  
20 under the criteria with respect to which the person was granted party status.

1 However, notwithstanding these limitations, an aggrieved person may appeal  
2 an act or decision of the District Commission if the Board determines that:

3 (A) there was a procedural defect that prevented the person from  
4 obtaining party status or participating in the proceeding;

5 (B) the decision being appealed is the grant or denial of party status;  
6 or

7 (C) some other condition exists that would result in manifest injustice  
8 if the person’s right to appeal was disallowed.

9 (2) Participation before the Secretary.

10 (A) An aggrieved person shall not appeal an act or decision of the  
11 Secretary unless the person submitted to the Secretary a written comment  
12 during the comment period or an oral comment at the public meeting  
13 conducted by the Secretary. In addition, the person may only appeal issues  
14 related to the person’s comment to the Secretary.

15 (i) To be sufficient for the purpose of appeal, a comment to the  
16 Secretary shall identify each reasonably ascertainable issue with enough  
17 particularity so that a meaningful response can be provided.

18 (ii) The appellant shall identify each comment that the appellant  
19 submitted to the Secretary that identifies or relates to an issue raised in his or  
20 her appeal.

1           (iii) A person moving to dismiss an appeal or an issue raised by an  
2 appeal pursuant to this subdivision (A) shall have the burden to prove that the  
3 requirements of this subdivision (A) are not satisfied.

4           (B) Notwithstanding the limitations of subdivision (2)(A) of this  
5 subsection (c), an aggrieved person may appeal an act or decision of the  
6 Secretary if the Board determines that:

7           (i) there was a procedural defect that prevented the person from  
8 commenting during the comment period or at the public meeting or otherwise  
9 participating in the proceeding;

10           (ii) the Secretary did not conduct a comment period and did not  
11 hold a public meeting;

12           (iii) the person demonstrates that an issue was not reasonably  
13 ascertainable during the review of an application or other request that led to the  
14 Secretary's act or decision; or

15           (iv) some other condition exists that would result in manifest  
16 injustice if the person's right to appeal was disallowed.

17           (d) District coordinator jurisdictional opinions.

18           (1) The appellant shall provide notice of the filing of an appeal to each  
19 person entitled to notice under subdivisions 6085(c)(1)(A)–(D) of this title and  
20 to each person on a list pursuant to subdivision 6085(c)(1)(E) of this title that  
21 is approved under subsection 6007(c) of this title.

1           (2) Failure to appeal within the time required under subsection (a) of  
2           this section shall render the jurisdictional opinion the final determination  
3           regarding jurisdiction under chapter 151 of this title unless the opinion was not  
4           properly served on persons listed in subdivisions 6085(c)(1)(A)–(D) of this  
5           title and each person on a list pursuant to subdivision 6085(c)(1)(E) of this title  
6           that is approved under subsection 6007(c) of this title.

7           (e) Stays.

8           (1) The filing of an appeal shall automatically stay the act or decision in  
9           the following situations:

10           (A) acts or decisions involving stream alteration permits or shoreline  
11           encroachment permits issued by the Secretary; and

12           (B) the denial of party status by a District Commission.

13           (2) On petition by a party or upon its own motion for a stay of an act or  
14           decision, the Board shall perform the initial review of the request and may  
15           grant a stay. Any decision under this subsection to issue a stay shall be subject  
16           to appeal to the Supreme Court according to the Rules of Appellate Procedure.

17           (f) Consolidated appeals. The Board may consolidate or coordinate  
18           different appeals where those appeals all relate to the same project.

19           (g) De novo. The Board, applying the substantive standards that were  
20           applicable to the District Commission, district coordinator, or Secretary, shall

1 hear and review de novo those issues that have been appealed. The Board shall  
2 apply its independent judgement in finding facts and interpreting law.

3 (h) Appeals of authorizations or coverage under a general permit. Any  
4 appeal of an authorization or coverage under the terms of a general permit shall  
5 be limited in scope to whether the permitted activity complies with the terms  
6 and conditions of the general permit.

7 (i) Limitations on appeals. Notwithstanding any other provision of this  
8 section:

9 (1) there shall be no appeal from a District Commission decision when  
10 the Commission has issued a permit and no hearing was requested or held, or  
11 no motion to alter was filed following the issuance of an administrative  
12 amendment; and

13 (2) if a District Commission issues a partial decision under subsection  
14 6086(b) of this title, any appeal of that decision must be taken within 30 days  
15 following the date of that decision.

16 (j) Representation. The Secretary may represent the Agency in all appeals  
17 under this section. If more than one State agency either appeals or seeks to  
18 intervene in an appeal under this section, only the Attorney General may  
19 represent the interests of the State in the appeal.

20 (k) Prior decisions. Prior decisions of the Water Resources Board, the  
21 Environmental Board, the Waste Facilities Panel, and the Environmental

1 Division on matters arising under the chapters listed in section 8403 of this title  
2 shall be given the same weight and consideration as prior decisions of the  
3 Board.

4 (l) Intervention. Any person may intervene in a pending appeal if that  
5 person:

6 (1) appeared as a party in the action appealed from and retained party  
7 status;

8 (2) is a party by right;

9 (3) is a person aggrieved, as defined in this chapter; or

10 (4) meets the standard for intervention established in the Vermont Rules  
11 of Civil Procedure.

12 (m) With respect to review of an act or decision of the Secretary pursuant  
13 to 3 V.S.A. § 2809, the Board may reverse the act or decision or amend an  
14 allocation of costs to an applicant only if the Board determines that the act,  
15 decision, or allocation was arbitrary, capricious, or an abuse of discretion. In  
16 the absence of such a determination, the Board shall require the applicant to  
17 pay the Secretary all costs assessed pursuant to 3 V.S.A. § 2809.

18 (n) Administrative record. The Secretary shall certify the administrative  
19 record as defined in chapter 170 of this title and shall transfer a certified copy  
20 of that record to the Board when:

1           (1) there is an appeal of an act or decision of the Secretary that is based  
2           on that record; or

3           (2) there is an appeal of a decision of a District Commission and a  
4           decision of the Secretary is relevant under a criterion of subsection 6086(a) of  
5           this title that is at issue in the appeal.

6           § 8405. FEES

7           (a) All persons filing an appeal shall pay a fee of \$250.00, plus any  
8           associated publication costs. The Board may waive the fee or publication costs  
9           if the Board finds that the appellant or initiating party is unable to pay the fee  
10           or publication costs. The fee of \$250.00 shall not apply to appeals or other  
11           matters brought before the Board under this chapter in the name of the State by  
12           public officials authorized to do so.

13           (b) All funds collected pursuant to this section shall be deposited into the  
14           fund created in section 6029 of this title.

15           § 8406. APPEALS TO THE SUPREME COURT

16           (a) Any person aggrieved by an act or decision of the Board pursuant to  
17           this chapter may appeal to the Supreme Court within 30 days after the date of  
18           the entry of the judgment or order appealed from, provided that the person was  
19           a party to the proceeding before the Board.

20           (b) Notwithstanding subsection (a) of this section, an aggrieved person may  
21           appeal a decision of the Board if the Supreme Court determines that:

1           (1) there was a procedural defect that prevented the person from  
2           participating in the proceeding; or

3           (2) some other condition exists that would result in manifest injustice if  
4           the person’s right to appeal was disallowed.

5           (c) An objection that has not been raised before the Board may not be  
6           considered by the Supreme Court, unless the failure or neglect to raise that  
7           objection is excused by the Supreme Court because of extraordinary  
8           circumstances. The findings of the Board with respect to questions of fact, if  
9           supported by substantial evidence on the record as a whole, shall be  
10           conclusive.

11           (d) Only the Attorney General may represent the State in all appeals under  
12           this section.

13                           \* \* \* Environmental Division \* \* \*

14           Sec. 12. 4 V.S.A. § 34 is amended to read:

15           § 34. JURISDICTION; ENVIRONMENTAL DIVISION

16           The Environmental Division shall have:

17           (1) jurisdiction of matters arising under 10 V.S.A. ~~chapters~~ chapter 201  
18           and 220;

19           (2) jurisdiction of matters arising under 24 V.S.A. chapter 61,  
20           subchapter 12 and 24 V.S.A. chapter 117; and

21           (3) original jurisdiction to revoke permits under 10 V.S.A. chapter 151.



1 Sec. 13. 24 V.S.A. § 2283 is amended to read:

2 § 2283. APPEALS

3 After exhausting the right of administrative appeal to the Board under 19  
4 V.S.A. § 5(d)(5), a person aggrieved by any order, act, or decision of the  
5 Agency of Transportation may appeal to the Superior Court, and all  
6 proceedings shall be de novo. Any person, including the Agency of  
7 Transportation, may appeal to the Supreme Court from a judgment or ruling of  
8 the Superior Court. Appeals of acts or decisions of the Secretary of Natural  
9 Resources ~~or~~ under this subchapter shall be appealed to the Vermont  
10 Environmental Review Board under 10 V.S.A. § 8403. Acts or decisions of a  
11 legislative body of a municipality under this subchapter shall be appealed to  
12 the Environmental Division under 10 V.S.A. § 8503 section 4471a of this title.

13 Sec. 14. 24 V.S.A. § 4449(a)(3) is amended to read:

14 (3) No permit issued pursuant to this section shall take effect until the  
15 time for appeal in section 4465 of this title has passed, or in the event that a  
16 notice of appeal is properly filed, no such permit shall take effect until  
17 adjudication of that appeal by the appropriate municipal panel is complete and  
18 the time for taking an appeal to the Environmental Division has passed without  
19 an appeal being taken. If an appeal is taken to the Environmental Division, the  
20 permit shall not take effect until the Environmental Division rules in

1 accordance with ~~10 V.S.A. § 8504~~ section 4471a of this title on whether to  
2 issue a stay, or until the expiration of 15 days, whichever comes first.

3 Sec. 15. 24 V.S.A. § 4471 is amended to read:

4 § 4471. APPEAL TO ENVIRONMENTAL DIVISION

5 (a) Participation required. An interested person who has participated in a  
6 municipal regulatory proceeding authorized under this title may appeal a  
7 decision rendered in that proceeding by an appropriate municipal panel to the  
8 Environmental Division as provided by section 4471a of this title.

9 Participation in a local regulatory proceeding shall consist of offering, through  
10 oral or written testimony, evidence or a statement of concern related to the  
11 subject of the proceeding. An appeal from a decision of the appropriate  
12 municipal panel, or from a decision of the municipal legislative body under  
13 subsection 4415(d) of this title, shall be taken in such manner as the Supreme  
14 Court may by rule provide for appeals from State agencies governed by 3  
15 V.S.A. §§ 801–816, unless the decision is an appropriate municipal panel  
16 decision ~~which~~ that the municipality has elected to be subject to review on the  
17 record.

18 \* \* \*

19 Sec. 16. 24 V.S.A. § 4471a is added to read:

20 § 4471a. ENVIRONMENTAL DIVISION

21 (a) Applicability.

1           (1) This section and section 4471 of this title shall govern all appeals  
2           arising under this chapter, except for appeals under section 4352 of this title.

3           (2) This section shall govern all appeals of acts or decisions of the  
4           legislative body of a municipality arising under chapter 61, subchapter 10 of  
5           this title relating to the municipal certificate of approved location for salvage  
6           yards.

7           (3) This section shall govern all appeals from an act or decision of the  
8           Environmental Division under this chapter.

9           (b) Appeals; exceptions.

10           (1) Within 30 days following the date of the act or decision, an  
11           interested person, as defined in section 4465 of this title, who has participated,  
12           as defined in section 4471 of this title, in the municipal regulatory proceeding  
13           under this chapter may appeal to the Environmental Division an act or decision  
14           made under the chapter by an appropriate municipal panel; provided, however,  
15           that:

16           (A) decisions of a development review board under section 4420 of  
17           this title with respect to local Act 250 review of municipal impacts are not  
18           subject to appeal but shall serve as presumptions under 10 V.S.A.  
19           chapter 151; and

20           (B) an appeal of an act or decision of an appropriate municipal panel  
21           may be to the Vermont Environmental Review Board established under

1 10 V.S.A. chapter 219 if the act or decision pertains to land development that  
2 requires a permit, certificate, or other approval from the Agency of Natural  
3 Resources or a District Commission under a statute listed in 10 V.S.A.  
4 § 8403(a) or (b) (applicability).

5 (2) Notwithstanding subdivision (1) of this subsection, an interested  
6 person may appeal an act or decision under this chapter if the Environmental  
7 judge determines that:

8 (A) there was a procedural defect that prevented the person from  
9 obtaining interested person status or participating in the proceeding;

10 (B) the decision being appealed is the grant or denial of interested  
11 person status; or

12 (C) some other condition exists that would result in manifest injustice  
13 if the person's right to appeal was disallowed.

14 (c) Notice. On filing of an appeal under this chapter, the appellant shall  
15 give notice as required under section 4471 of this title.

16 (d) Stays.

17 (1) The filing of an appeal shall automatically stay the act or decision in  
18 the following situations if it pertains to the denial of interested person status by  
19 a board of adjustment, planning commission, or development review board.

20 (2) Upon petition by a party or upon its own motion for a stay of an act  
21 or decision, the Environmental Division shall perform the initial review of the

1 request and may grant a stay. Any decision under this subsection to issue a  
2 stay shall be subject to appeal to the Supreme Court according to the Rules of  
3 Appellate Procedure.

4 (e) De novo hearing. The Environmental Division, applying the  
5 substantive standards that were applicable before the tribunal appealed from,  
6 shall hold a de novo hearing on those issues that have been appealed, except in  
7 the case of a decision being appealed on the record pursuant to subsection  
8 4471(b) of this title.

9 (f) Limitation on appeals. Notwithstanding any other provision of this  
10 section, a municipal decision regarding whether a particular application  
11 qualifies for a recorded hearing under subsection 4471(b) of this title shall not  
12 be subject to appeal.

13 (g) Intervention. Any person may intervene in a pending appeal before the  
14 Environmental Division if that person:

15 (1) appeared as a party in the action appealed from and retained party  
16 status;

17 (2) is a party by right;

18 (3) qualifies as an “interested person” as established in section 4465 of  
19 this title; or

20 (4) meets the standard for intervention established in the Vermont Rules  
21 of Civil Procedure.



1 (b) Development Cabinet.

2 (1) A Development Cabinet is created, to consist of the Secretaries of  
3 the Agencies of Administration, of Agriculture, Food and Markets, of  
4 Commerce and Community Development, of Education, of Natural Resources,  
5 and of Transportation. The Governor or the Governor’s designee shall chair  
6 the Development Cabinet.

7 (2) The Development Cabinet shall advise the Governor on how best to  
8 implement the purposes of this section, and shall recommend changes as  
9 appropriate to improve implementation of those purposes.

10 (3) The Development Cabinet may establish interagency work groups to  
11 support its mission, drawing membership from any agency or department of  
12 State government. Any interagency work groups established under this  
13 subsection shall evaluate, test the feasibility of, and suggest alternatives to  
14 economic development proposals, including proposals for public-private  
15 partnerships, submitted to them for consideration. The Development Cabinet  
16 shall refer to appropriate interagency workgroups any economic development  
17 proposal that has a significant impact on the inventory or use of State land or  
18 buildings.

19 (4) The Development Cabinet shall meet regularly in order to carry out  
20 the purposes of this section.

21 \* \* \* Racial Equity Review \* \* \*

1       Sec. 18. IMPACTS ON RACIAL EQUITY AND DIVERSITY; REVIEW

2       (a) Pursuant to the duties and powers established under 3 V.S.A. chapter  
3       68, the Executive Director of Racial Equity, in cooperation with the Racial  
4       Equity Advisory Panel and the Human Rights Commission, shall conduct a  
5       comprehensive review of the processes, procedures, and language of 10 V.S.A.  
6       chapter 151 (Act 250) to assess the extent to which Act 250 has contributed to  
7       adverse impacts on racial equity and diversity within the State. The review  
8       shall:

9           (1) identify the impacts of acts or decisions made pursuant to Act 250 on  
10       inequities in land ownership and land distribution within the State;

11           (2) measure the extent to which minority populations in the State have  
12       incurred disproportional environmental impacts due to acts or decisions of the  
13       State pursuant to Act 250;

14           (3) assess the capability of the current public participation processes,  
15       notice requirements, and appointment processes under Act 250 to fairly  
16       represent the interests of minority populations within the State; and

17           (4) recommend legislative changes to Act 250 necessary to achieve the  
18       goals of racial equity and diversity representation for minority population.

19       (b) On or before October 15, 2020, the Executive Director of Racial Equity  
20       shall report to the General Assembly with its findings and any  
21       recommendations for legislative action.



1                   \* \* \* Revision Authority; Transition; Effective Dates \* \* \*

2           Sec. 19. REFERENCES; REVISION AUTHORITY

3           (a) In the Vermont Statutes Annotated, all references to the Natural  
4           Resources Board are deemed to be references to the Vermont Environmental  
5           Review Board.

6           (b) In 10 V.S.A. § 6001 as amended by Sec. 3 of this act, the Office of  
7           Legislative Council shall:

8                   (1) in subdivision (2), replace the reference to “this act” with the  
9                   specific citation to this act as enacted; and

10                   (2) reorganize and renumber the definitions so that they are in  
11                   alphabetical order and, in the Vermont Statutes Annotated, shall revise all  
12                   cross-references to those definitions accordingly.

13           (c) In the Vermont Statutes Annotated, the Office of Legislative Council  
14           shall:

15                   (1) replace “Natural Resources Board” with “Vermont Environmental  
16                   Review Board”;

17                   (2) replace “10 V.S.A. chapter 220” and “chapter 220 of Title 10” with  
18                   “10 V.S.A. chapter 219”;

19                   (3) in Title 10, replace “chapter 220 of this title” with “chapter 219 of  
20                   this title”; and

1           (4) when a statute concerns an appeal governed by Sec. 11 of this act, 10  
2           V.S.A. chapter 219, replace the reference, if any, to the Environmental  
3           Division of the Superior Court with a reference to the Vermont Environmental  
4           Review Board.

5           (d) In 10 V.S.A. § 6086, the Office of Legislative Council shall insert the  
6           following subsection and subdivision headings:

7           (1) In subdivision (a)(4): Soil erosion; capacity of land to hold water.

8           (2) In subdivision (a)(6): Educational services.

9           (3) In subdivision (a)(7): Local governmental services.

10          (4) In subsection (b): Partial findings.

11          (5) In subsection (e): Temporary improvements; film or TV.

12          (6) In subsection (f): Stay of construction.

13          Sec. 20. RULES

14          (a) Act 250 rules adopted pursuant to 10 V.S.A. § 6025, as that statute and  
15          those rules existed immediately prior to the effective date of this act, shall be  
16          deemed rules of the Vermont Environmental Review Board under Sec. 3 of  
17          this act, 10 V.S.A. § 6025, and the Vermont Environmental Review Board may  
18          amend those rules in accordance with 3 V.S.A. chapter 25.

19          (b) The provisions of this act shall supersede any provisions to the contrary  
20          contained in the Act 250 rules as they existed immediately prior to the  
21          effective date of this act.



- 1           (2) On or before April 1, 2020, the Vermont Environmental Review
- 2           Board shall file with the Secretary of State proposed rules to implement Sec. 3,
- 3           10 V.S.A. §§ 6086(a)(1)(B) (mitigation of greenhouse gas emissions).

DRAFT