

1 TO THE HOUSE OF REPRESENTATIVES:

2 The Committee on Natural Resources, Fish, and Wildlife to which was  
3 referred Senate Bill No. 234 entitled “An act relating to changes to Act 250”  
4 respectfully reports that it has considered the same and recommends that the  
5 House propose to the Senate that the bill be amended by striking out all after  
6 the enacting clause and inserting in lieu thereof the following:

7 \* \* \* Municipal Zoning \* \* \*

8 Sec. 1. 24 V.S.A. § 2793e is amended to read:

9 § 2793e. NEIGHBORHOOD PLANNING AREAS; DESIGNATION OF  
10 NEIGHBORHOOD DEVELOPMENT AREAS

11 (a) Purpose. This section is intended to encourage a municipality to plan  
12 for new and infill housing in the area including and immediately encircling its  
13 designated downtown, village center, new town center, or within its designated  
14 growth center in order to provide needed housing and to further support the  
15 commercial establishments in the designated center. To support this goal, this  
16 section sets out a two-component process.

17 \* \* \*

18 (b) Definitions.

19 (1) “Neighborhood planning area” means an automatically delineated  
20 area including and encircling a downtown, village center, or new town center  
21 designated under this chapter or within a growth center designated under this

1 chapter. A neighborhood planning area is used for the purpose of identifying  
2 locations suitable for new and infill housing that will support a development  
3 pattern that is compact, oriented to pedestrians, and consistent with smart  
4 growth principles. To ensure a compact settlement pattern, the outer boundary  
5 of a neighborhood planning area shall be located entirely within the boundaries  
6 of the applicant municipality, unless a joint application is submitted by more  
7 than one municipality, and shall be determined:

8 \* \* \*

9 (c) Application for designation of a neighborhood development area. The  
10 State Board shall approve a neighborhood development area if the application  
11 demonstrates and includes all of the following elements:

12 \* \* \*

13 (5) The proposed neighborhood development area consists of those  
14 portions of the neighborhood planning area that are appropriate for new and  
15 infill housing, excluding identified flood hazard and fluvial erosion areas,  
16 except those areas containing preexisting development in areas suitable for  
17 infill development as defined in § 29-201 of the Vermont Flood Hazard Area  
18 and River Corridor Rule. In determining what areas are most suitable for new  
19 and infill housing, the municipality shall balance local goals for future land  
20 use, the availability of land for housing within the neighborhood planning area,  
21 and the smart growth principles. Based on those considerations, the

1 municipality shall select an area for neighborhood development area  
2 designation that:

3 (A) Avoids or ~~that~~ minimizes to the extent feasible the inclusion of  
4 “important natural resources” as defined in subdivision 2791(14) of this title.  
5 If an “important natural resource” is included within a proposed neighborhood  
6 development area, the applicant shall identify the resource, explain why the  
7 resource was included, describe any anticipated disturbance to such resource,  
8 and describe why the disturbance cannot be avoided or minimized. If the  
9 neighborhood development area includes flood hazard areas or river corridors,  
10 the local bylaws shall contain provisions consistent with the Agency of Natural  
11 Resources’ rules required under 10 V.S.A. § 754(a) to ensure that new infill  
12 development within a neighborhood development area occurs outside the  
13 floodway and will not cause or contribute to fluvial erosion hazards within the  
14 river corridor. If the neighborhood development area includes flood hazard  
15 areas or river corridors, local bylaws shall also contain provisions to protect  
16 river corridors outside the neighborhood development area consistent with the  
17 Agency of Natural Resources’ rules required under 10 V.S.A. § 754(a).

18 \* \* \*

19 (6) ~~The neighborhood development area is served by:~~

20 (A) ~~municipal sewer infrastructure; or~~



1 property owners within the district, and community groups with an articulated  
2 purpose of supporting downtown interests, and contains the following:

3 \* \* \*

4 (B) Regulations enabling ~~high~~ densities that are ~~greater~~ not less than  
5 four dwelling units, including all identified residential uses or residential  
6 building types, per acre and not less than those allowed in any other part of the  
7 municipality not within an area designated under this chapter.

8 \* \* \*

9 Sec. 3. 24 V.S.A. § 4449 is amended to read:

10 § 4449. ZONING PERMIT, CERTIFICATE OF OCCUPANCY, AND  
11 MUNICIPAL LAND USE PERMIT

12 (a) Within any municipality in which any bylaws have been adopted:

13 \* \* \*

14 (4) No municipal land use permit issued by an appropriate municipal  
15 panel or administrative officer, as applicable, for a site plan or conditional use  
16 shall be considered abandoned or expired unless more than two years has  
17 passed since the permit approval was issued.

18 \* \* \* Municipal Bylaw Grants \* \* \*

19 Sec. 4. 24 V.S.A. § 4306 is amended to read:

20 § 4306. MUNICIPAL AND REGIONAL PLANNING FUND



1           (4) reasonable and necessary costs of administering the Fund by the  
2           Department of Housing and Community Development, not to exceed six  
3           percent of the municipality allocation.

4           (d) New funds allocated to municipalities under this section may take the  
5           form of municipal bylaw modernization grants in accordance with section  
6           4307 of this title.

7           Sec. 5. 24 V.S.A. § 4307 is added to read:

8           § 4307. MUNICIPAL BYLAW MODERNIZATION GRANTS

9           (a) There are created Municipal Bylaw Modernization Grants to assist  
10           municipalities in updating their land use and development bylaws. Bylaws  
11           updated under this section shall increase housing choice, affordability, and  
12           opportunity in areas planned for smart growth. The Grants shall be funded by  
13           monies allocated from the municipality allocation of the Municipal and  
14           Regional Planning Funds established in subdivision 4306(a)(3)(C) of this title  
15           and any other monies appropriated for this purpose.

16           (b) Disbursement to municipalities shall be administered by the  
17           Department of Housing and Community Development through a competitive  
18           process providing the opportunity for all regions and any eligible municipality  
19           to compete regardless of size.

20           (c) Funds may be disbursed by the Department in installments to ensure the  
21           municipal bylaw updates meet the goals of this section.

1        (d) Funding may be used for the cost of regional planning commission staff  
2        or consultant time and any other purpose approved by the Department.

3        (e) A municipality grantee shall use the funds to prepare amendments to  
4        bylaws to increase housing choice, affordability, and opportunity and that  
5        support a neighborhood development pattern that is pedestrian oriented in  
6        areas planned for smart growth consistent with the smart growth principles  
7        established in section 2791 of this title and that prioritize projects in designated  
8        areas in accordance with chapter 76A of this title.

9        (f) To receive the grant, the municipality shall:

10        (1) identify municipal water and wastewater disposal infrastructure,  
11        municipal water and sewer service areas, and the constraints on that  
12        infrastructure based on the best available data;

13        (2) increase allowed housing types and uses, which may include  
14        duplexes to the same extent as single-family homes;

15        (3) include parking waiver provisions in areas planned for smart growth  
16        consistent with smart growth principles as defined in section 2791 of this title  
17        and appropriate situations;

18        (4) review and modify street standards that implement the complete  
19        streets principles as described in 19 V.S.A. § 309d and that are oriented to  
20        pedestrians;



1           (5) reduce nonconformities by making the allowed standards principally  
2           conform to the existing settlement within any area designated under chapter  
3           76A of this title and increase allowed lot/building/dwelling unit density by  
4           adopting dimensional, use, parking, and other standards that allow compact  
5           neighborhood form and support walkable lot and dwelling unit density, which  
6           may be achieved with a standard allowing at least four units per acre or  
7           allowing the receipt of a State or municipal water and wastewater permit to  
8           determine allowable density or by other means established in guidelines issued  
9           by the Department;

10           (6) restrict development of and minimize impact to important natural  
11           resources, including new development in flood hazard areas, undeveloped  
12           floodplains, and river corridor areas, unless lawfully allowed for infill  
13           development in §29-201 of the Vermont Flood Hazard Area and River  
14           Corridor Rule;

15           (7) update the municipal plan's housing element as provided in  
16           subdivision 4382(a)(10) of this title related to addressing lower- and moderate-  
17           income housing needs, implement that element of the plan including through  
18           the bylaw amendments, and demonstrate how those bylaws support the  
19           implementation of the housing element; and

20           (8) comply with State and Federal Fair Housing Act, including the fair  
21           housing provisions of Vermont's Planning and Development Act.



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\* \* \*

\* \* \* Act 250 \* \* \*

Sec. 8. 10 V.S.A. § 6001 is amended to read:

§ 6001. DEFINITIONS

As used in this chapter:

\* \* \*

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

\* \* \*

(iv) The construction of housing projects such as cooperatives, condominiums, or dwellings, or construction or maintenance of mobile homes or mobile home parks, with 10 or more units, constructed or maintained on a tract or tracts of land, owned or controlled by a person, within a radius of five miles of any point on any involved land and within any continuous period of five years. However:

(I) A priority housing project shall constitute a development under this subdivision (iv) only if the number of housing units in the project is:

(aa) [Repealed.]

(bb) [Repealed.]

(cc) 75 or more, in a municipality with a population of 6,000 or more but less than 10,000.

1 (dd) 50 or more, in a municipality with a population of  
2 ~~3,000 or more but~~ less than 6,000.

3 (ee) ~~25 or more, in a municipality with a population of less~~  
4 ~~than 3,000. [Repealed.]~~

5 (ff) Notwithstanding subdivisions (cc) through (ee) of this  
6 subdivision (3)(A)(iv)(I), 10 or more if the construction involves the  
7 demolition of one or more buildings that are listed on or eligible to be listed on  
8 the State or National Register of Historic Places. However, demolition shall  
9 not be considered to create jurisdiction under this subdivision (ff) if the  
10 Division for Historic Preservation has determined that the proposed demolition  
11 will have no adverse effect, will have no adverse effect if specified conditions  
12 are met, or will have an adverse effect that will be adequately mitigated. Any  
13 imposed conditions shall be enforceable through a grant condition, deed  
14 covenant, or other legally binding document.

15 \* \* \*

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

17 \* \* \*

18 (6) ~~“Floodway” means the channel of a watercourse that is expected to~~  
19 ~~flood on an average of at least once every 100 years and the adjacent land areas~~  
20 ~~that are required to carry and discharge the flood of the watercourse, as~~  
21 ~~determined by the Secretary of Natural Resources with full consideration given~~

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

3 (7) ~~“Floodway fringe” means an area that is outside a floodway and is~~  
4 ~~flooded with an average frequency of once or more in each 100 years, as~~  
5 ~~determined by the Secretary of Natural Resources with full consideration given~~  
6 ~~to upstream impoundments and flood control projects~~ “River corridor” has the  
7 same meaning as under section 752 of this title.

8 \* \* \*

9 (27) “Mixed income housing” means a housing project in which the  
10 following apply:

11 (A) Owner-occupied housing. ~~At the option of the applicant, owner-~~  
12 ~~occupied housing may be characterized by either of the following:~~

13 (i) ~~at least 15 percent of the housing units have a purchase price~~  
14 ~~that at the time of first sale does not exceed 85 percent of the new construction,~~  
15 ~~targeted area purchase price limits established and published annually by the~~  
16 ~~Vermont Housing Finance Agency; or~~

17 (ii) ~~at least 20 percent of the housing units have a purchase price~~  
18 ~~that at the time of first sale does not exceed 90 percent of the new construction,~~  
19 ~~targeted area purchase price limits established and published annually by the~~  
20 ~~Vermont Housing Finance Agency~~ meet the requirements of affordable owner-  
21 occupied housing under subdivision (29)(A) of this section, adjusted for the

1 number of bedrooms, as established and published annually by the Vermont  
2 Housing Finance Agency.

3 (B) Rental housing. ~~At least 20 percent of the housing units that are~~  
4 ~~rented constitute affordable housing and have a duration of affordability of For~~  
5 ~~not less than 15 years following the date that rental housing is initially placed~~  
6 ~~in service, at least 20 percent of the housing units meet the requirements of~~  
7 ~~affordable rental housing under subdivision (29)(B) of this section, adjusted for~~  
8 ~~the number of bedrooms, as established and published annually by the~~  
9 ~~Vermont Housing Finance Agency.~~

10 \* \* \*

11 (35) “Priority housing project” means a discrete project located on a  
12 single tract or multiple contiguous tracts of land that consists exclusively of:

13 ~~(A) mixed income housing or mixed use, or any combination thereof,~~  
14 ~~and is located entirely within a designated downtown development district,~~  
15 ~~designated new town center, designated growth center, or designated village~~  
16 ~~center that is also a designated neighborhood development area under~~  
17 ~~24 V.S.A. chapter 76A; or~~

18 ~~(B) mixed income housing and is located entirely within a designated~~  
19 ~~Vermont neighborhood or designated neighborhood development area under~~  
20 ~~24 V.S.A. chapter 76A.~~

21 \* \* \*

1 Sec. 9. 10 V.S.A. § 6081(p) is amended to read:

2 (p)(1) ~~No permit or permit amendment is required for any change to a~~  
3 ~~project that is located entirely within a downtown development district~~  
4 ~~designated pursuant to 24 V.S.A. § 2793, if the change consists exclusively of~~  
5 ~~any combination of mixed use and mixed income housing, and the cumulative~~  
6 ~~changes within any continuous period of five years, commencing on or after~~  
7 ~~May 28, 2002, remain below any applicable jurisdictional threshold specified~~  
8 ~~in subdivision 6001(3)(A)(iv)(I) of this title.~~

9 (2) No permit or permit amendment is required for a priority housing  
10 project in a designated center ~~other than a downtown development district if~~  
11 **the project remains below any applicable jurisdictional threshold specified in**  
12 **subdivision 6001(3)(A)(iv)(I) of this title** ~~and will comply with all conditions~~  
13 ~~of any existing permit or permit amendment issued under this chapter that~~  
14 ~~applies to the tract or tracts on which the project will be located. If such a~~  
15 ~~priority housing project will not comply with one or more of these conditions,~~  
16 ~~an application may be filed pursuant to section 6084 of this title.~~

17 Sec. 10. 10 V.S.A. § 6084(f) is amended to read:

18 (f) ~~This subsection concerns an application for a new permit amendment to~~  
19 ~~change the conditions of an existing permit or existing permit amendment in~~  
20 ~~order to authorize the construction of a priority housing project described in~~  
21 ~~subdivision 6081(p)(2) of this title.~~







1 § 6001. DEFINITIONS

2 As used in this chapter:

3 \* \* \*

4 (43) “Connecting habitat” means land or water, or both, that links  
5 patches of habitat within a landscape, allowing the movement, migration, and  
6 dispersal of wildlife and plants and the functioning of ecological processes. A  
7 connecting habitat may include features including recreational trails and  
8 improvements constructed for farming, logging, or forestry purposes.

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

14 (45) “Habitat” means the physical and biological environment in which  
15 a particular species of plant or wildlife lives.

16 Sec. 14. 10 V.S.A. § 6086(a)(8) is amended to read:

17 (8) Ecosystem protection; scenic beauty; historic sites.

18 (A) Aesthetics. Will not have an undue adverse effect on the scenic  
19 or natural beauty of the area, aesthetics, or historic sites ~~or rare and~~  
20 ~~irreplaceable natural areas.~~

1           ~~(A)~~(B) Necessary wildlife habitat and endangered species. A permit  
2 will not be granted if it is demonstrated by any party opposing the applicant  
3 that a development or subdivision will destroy or significantly imperil  
4 necessary wildlife habitat or any endangered species; and:

5           (i) the economic, social, cultural, recreational, or other benefit to  
6 the public from the development or subdivision will not outweigh the  
7 economic, environmental, or recreational loss to the public from the  
8 destruction or imperilment of the habitat or species; ~~or~~

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

12           (iii) a reasonably acceptable alternative site is owned or controlled  
13 by the applicant ~~which~~ that would allow the development or subdivision to  
14 fulfill its intended purpose.

15           (C) Forest blocks and connecting habitat. Will not result in an undue  
16 adverse impact on forest blocks, connecting habitat, or rare and irreplaceable  
17 natural areas. If a project as proposed would result in an undue adverse  
18 impact, a permit may only be granted if effects are avoided or minimized and  
19 mitigated in accordance with rules adopted by the Board.

1       Sec. 15. CRITERION 8(C) RULEMAKING

2           (a) The Natural Resources Board (Board), in collaboration with the Agency  
3 of Natural Resources, shall adopt rules to implement the requirements for the  
4 administration of 10 V.S.A. § 6086(a)(8)(C). Rules adopted by the Board shall  
5 include:

6           (1) How forest blocks and connecting habitat are further defined,  
7 including their size, location, and function, which may include:

8           (A) information that will be available to the public to determine  
9 where forest blocks and connecting habitat are located; or

10          (B) advisory mapping resources, how they will be made available,  
11 how they will be used, and how they will be updated.

12          (2) Standards establishing how impacts can be avoided or minimized,  
13 including how fragmentation of forest blocks or connecting habitat is avoided  
14 or minimized, which may include steps to promote proactive site design of  
15 buildings, roadways and driveways, utility location, and location relative to  
16 existing features such as roads, tree lines, and fence lines.

17          (3)(A) As used in this section “fragmentation” generally means dividing  
18 land that has naturally occurring vegetation and ecological processes into  
19 smaller and smaller areas as a result of land uses that remove vegetation and  
20 create physical barriers that limit species’ movement and interrupt ecological  
21 processes between previously connected natural vegetation. However, the

1 rules shall further define “fragmentation” for purposes of avoiding,  
2 minimizing, and mitigating undue adverse impacts on forest blocks and  
3 connecting habitat. “Fragmentation” does not include the division or  
4 conversion of a forest block or connecting habitat by an unpaved recreational  
5 trail or by improvements constructed for farming, logging, or forestry purposes  
6 below the elevation of 2,500 feet.

7 (B) As used in this subsection, “recreational trail” has the same  
8 meaning as “trails” in 10 V.S.A. § 442.

9 (4) Criteria to identify the circumstances when a forest block or  
10 connecting habitat is eligible for mitigation.

11 (5) Standards for how impacts to a forest block or connecting habitat  
12 may be mitigated. Standards may include:

13 (A) appropriate ratios for compensation;

14 (B) appropriate forms of compensation such as conservation  
15 easements, fee interests in land, and other forms of compensation; and

16 (C) appropriate uses of on-site and off-site mitigation.

17 (b) The Board shall convene a working group of stakeholders to provide  
18 input to the rule prior to pre-filing with the Interagency Committee on  
19 Administrative Rules. The Board shall convene the working group on or  
20 before June 1, 2023.

1        (c) The Board shall file a final proposed rule with the Secretary of State  
2        and Legislative Committee on Administrative Rules on or before June 15,  
3        2024.

4        Sec. 16. 10 V.S.A. § 127 is amended to read:

5        § 127. RESOURCE MAPPING

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

14       (b) ~~The Secretary of Natural Resources~~ shall consider the ~~GIS-based~~  
15       resource maps developed under subsection (a) of this section when providing  
16       evidence and recommendations to the Public Utility Commission under  
17       30 V.S.A. § 248(b)(5) and when commenting on or providing  
18       recommendations under chapter 151 of this title to District Commissions on  
19       other projects.

20       (c) The Secretary shall establish and maintain written procedures that  
21       include a process and science-based criteria for updating resource maps

1 developed under subsection (a) of this section. Before establishing or revising  
2 these procedures, the Secretary shall provide opportunities for affected parties  
3 and the public to submit relevant information and recommendations.

4 \* \* \* Wood Products Manufacturers \* \* \*

5 Sec. 17. 10 V.S.A. § 6001 is amended to read:

6 § 6001. DEFINITIONS

7 \* \* \*

8 (47) “Wood products manufacturer” means a manufacturer that  
9 aggregates wood products from forestry operations and adds value through  
10 processing or marketing in the wood products supply chain or directly to  
11 consumers through retail sales. “Wood products manufacturer” includes  
12 sawmills; veneer mills; pulp mills; pellet mills; producers of firewood,  
13 woodchips, mulch, and fuel wood; and log and pulp concentration yards.  
14 “Wood products manufacturer” does not include facilities that purchase,  
15 market, and resell finished goods, such as wood furniture, wood pellets, and  
16 milled lumber, without first receiving wood products from forestry operations.

17 (48) “Wood product” means logs, pulpwood, veneer wood, bolt wood,  
18 wood chips, stud wood, poles, pilings, biomass, fuel wood, maple sap, and  
19 bark.

1 Sec. 18. 10 V.S.A. § 6086(c) is amended to read:

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

11 (2) Permit conditions on a wood products manufacturer.

12 (A) When issuing a permit with conditions on wood products  
13 manufacturing and delivery, the District Commission shall account for the  
14 seasonal, weather-dependent, land-dependent, and varied conditions unique to  
15 the industry.

16 (B) A permit condition that sets hours of operation for a wood  
17 products manufacturer shall only be imposed to mitigate an impact under  
18 subdivision (a)(1), (5), or (8) of this section. If an adverse impact under would  
19 result, a permit with conditions shall allow the manufacturer to operate while  
20 allowing for flexible timing of deliveries of wood products from forestry  
21 operations to the manufacturer outside permitted hours of operation, including



1 nights, weekends, and holidays, for the number of days demonstrated by the  
2 manufacturer as necessary to enable deliveries, not to exceed 90 days per year.

3 (C) Permit with conditions on the delivery of wood heat fuels. A  
4 permit with conditions issued to a wood products manufacturer that produces  
5 wood chips, pellets, cord wood, or other fuel wood used for heat shall allow for  
6 flexible delivery of that fuel wood from the manufacturer to the end user  
7 outside permitted hours of operation, including nights, weekends, and holidays,  
8 from October 1 through April 30 of each year. Permits with conditions shall  
9 mitigate the undue adverse impacts while enabling deliveries by the  
10 manufacturer.

11 (D) Permit amendments. A wood products manufacturer holding a  
12 permit may request an amendment to existing permit conditions related to  
13 hours of operation and seasonal restrictions to be consistent with subdivisions  
14 (2) and (3) of this subsection. Requests for condition amendments under this  
15 subsection shall not be subject to Act 250 Rule 34(E).

16 Sec. 19. 10 V.S.A. § 6093 is amended to read:

17 § 6093. MITIGATION OF PRIMARY AGRICULTURAL SOILS

18 (a) Mitigation for loss of primary agricultural soils. Suitable mitigation for  
19 the conversion of primary agricultural soils necessary to satisfy subdivision  
20 6086(a)(9)(B)(iv) of this title shall depend on where the project tract is located.

21 \* \* \*



1 radius of five miles of any point on any involved land, for commercial or  
2 industrial purposes in a municipality that has adopted permanent zoning and  
3 subdivision bylaws.

4 (ii) The construction of improvements on a tract or tracts of land,  
5 owned or controlled by a person, involving more than one acre of land within a  
6 radius of five miles of any point on any involved land, for commercial or  
7 industrial purposes ~~on more than one acre of land within~~ in a municipality that  
8 has not adopted permanent zoning and subdivision bylaws.

9 \* \* \*

10 \* \* \* Reports \* \* \*

11 Sec. 22. REPORT; ACT 250 JURISDICTION OVER AGRICULTURAL  
12 BUSINESSES

13 On or before January 15, 2023, the Natural Resources Board shall submit to  
14 the General Assembly a report with recommendations on how Act 250  
15 jurisdiction should be applied to agricultural businesses, including those  
16 located on properties already operating as farms. The Board shall consult with  
17 the Agency of Agriculture, Food and Markets, the Vermont Planners  
18 Association, the regional planning commissions, and other interested  
19 stakeholders. The report shall include recommendations as to how to clarify  
20 what is and what is not an accessory on-farm business. The report shall  
21 address the current land use planning requirements for farms and farms with

1 accessory on-farm businesses and whether different types of businesses  
2 associated with farms and farming require different levels of review. The  
3 report may consider whether or not the location of such businesses is relevant  
4 and may consider the designation or adoption of agricultural business  
5 innovation zones with different levels of review.

6 Sec. 23. DESIGNATED AREA REPORT; APPROPRIATION

7 (a) The sum of \$150,000.00 is appropriated from the General Fund to the  
8 Department of Housing and Community Development in fiscal year 2023 for  
9 the purpose of hiring a consultant to evaluate the State designation programs  
10 established in 24 V.S.A. chapter 76A pursuant to subsection (b) of this section.

11 (b)(1) The Department of Housing and Community Development shall hire  
12 an independent consultant to:

13 (A) review and assess the State designation programs and incentives  
14 established in 24 V.S.A. chapter 76A that recognize and invest in the vitality of  
15 Vermont's compact settlement areas; and

16 (B) conduct statewide stakeholder outreach to support the evaluation  
17 of and future improvements to the programs, including participation by State,  
18 regional, municipal, and advocacy and non-governmental organizations.

19 (2) The consultant shall make recommendations on how to:

20 (A) objectively define and map existing compact settlements as a  
21 basis for broader recognition;

1           (B) improve the consistency between and among regional plans and  
2 future land use maps;

3           (C) modernize these programs, including consideration of program  
4 reform or consolidation;

5           (D) make the designation programs and associated benefits more  
6 accessible to municipalities;

7           (E) apply regulatory and non-regulatory benefits;

8           (F) strengthen designation and incentives as a platform for place-  
9 based economic development, climate-action, complete streets, and equity and  
10 efficiency of public investment and service delivery;

11           (G) implement the smart growth principles established by 24 V.S.A.  
12 § 2791; and

13           (H) achieve the goals established in 24 V.S.A. § 4302.

14           (3) On or before July 15, 2023, the consultant shall submit a written  
15 report to the General Assembly with its findings and any recommendations for  
16 legislative action.

17       Sec. 24. REPORT; NATURAL RESOURCES BOARD

18           (a) On or before December 31, 2023, the Chair of the Natural Resources  
19 Board shall report to the House Committees on Natural Resources, Fish, and  
20 Wildlife and on Ways and Means and the Senate Committees on Finance and

1 on Natural Resources and Energy on necessary updates to the Act 250  
2 program.

3 (b) The report shall include:

4 (1) How to transition to a system in which Act 250 jurisdiction is based  
5 on location, which shall encourage development in designated areas, the  
6 maintenance of intact rural working lands, and the protection of natural  
7 resources of statewide significance, including biodiversity. Location-based  
8 jurisdiction would adjust the threshold for Act 250 jurisdiction based on the  
9 characteristics of the location. This section of the report shall consider whether  
10 to develop thresholds and tiers of jurisdiction as recommended in the  
11 Commission on Act 250: the Next 50 Years Report.

12 (2) How to use the Capability and Development Plan to meet the  
13 statewide planning goals.

14 (3) An assessment of the current level of staffing of the Board and  
15 District Commissions, including whether there should be a district coordinator  
16 located in every district.

17 (4) Whether the permit fees are sufficient to cover the costs of the  
18 program and, if not, a recommendation for a source of revenue to supplement  
19 the fees.

20 (5) Whether the permit fees are effective in providing appropriate  
21 incentives.

1           (6) Whether the Board should be able to assess their costs on applicants.

2                                   \* \* \* Natural Resources Board \* \* \*

3           Sec. 25. PURPOSE

4           The purpose of this act is to strengthen the administration of the Act 250  
5           program by changing the structure, function, and name of the Natural  
6           Resources Board. This act requires that appeals of Act 250 permit decisions be  
7           heard by a five-member board called the Environmental Review Board. The  
8           Environmental Division of the Superior Court would continue to hear the other  
9           types of cases within its jurisdiction. The Environmental Review Board would  
10           keep the current duties of the Natural Resources Board in addition to hearing  
11           appeals. This change would allow the Act 250 program to return to how it was  
12           originally envisioned when enacted by being a citizen-friendly process. The  
13           Board would provide oversight, management, and training to the Act 250  
14           program staff and District Commissions and develop Act 250 program policy  
15           through permit decisions and rulemaking.

16           Sec. 26. 10 V.S.A. § 6021 is amended to read:

17           § 6021. BOARD; VACANCY; REMOVAL

18           (a) ~~A Natural Resources Board established.~~ The Environmental Review  
19           Board is created to administer the Act 250 program and hear appeals.

20           (1) The Board shall consist of five members appointed by the Governor,  
21           after review and approval by the Environmental Review Board Nominating

1 Committee in accordance with subdivision (2) of this section and confirmed  
2 with the advice and consent of the Senate, so that one appointment expires in  
3 each year. ~~The Chair shall be a full-time position, and the other four members~~  
4 shall be half-time positions. In making these appointments, the Governor and  
5 the Senate shall give consideration to candidates who have experience,  
6 expertise, or skills relating to ~~the environment or land use~~ one or more of the  
7 following areas: environmental science, natural resources law and policy, land  
8 use planning, community planning, or environmental justice.

9 (A) The Governor shall appoint a chair of the Board, a position that  
10 shall be a full-time position. The Governor shall ensure Board membership  
11 shall reflect, to the extent possible, the racial, ethnic, gender, and geographic  
12 diversity of the State. The Board shall not contain two members who reside in  
13 the same county.

14 (B) Following initial appointments, the members, ~~except for the~~  
15 ~~Chair,~~ shall be appointed for terms of ~~four~~ five years. All terms shall begin on  
16 July 1 and expire on June 30. A member may continue serving until a  
17 successor is appointed. The initial appointments shall be for staggered terms.

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



1           (A) ~~Alternates shall be appointed for terms of four years, with initial~~  
2 ~~appointments being staggered~~ The Environmental Review Board Nominating  
3 Committee shall advertise the position when a vacancy will occur on the  
4 Environmental Review Board.

5           (B) ~~The Chair of the Board may assign alternates to sit on specific~~  
6 ~~matters before the Board in situations where fewer than five members are~~  
7 ~~available to serve~~ The Nominating Committee shall review the applicants to  
8 determine which are well-qualified for appointment to the Board and shall  
9 recommend those candidates to the Governor. The names of candidates shall  
10 be confidential.

11           (C) The Governor shall appoint, with the advice and consent of the  
12 Senate, a chair and four members of the Board from the list of well-qualified  
13 candidates sent to the Governor by the Committee.

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 subsection (a) of this section shall be five years.  
18 Any appointment to fill a vacancy shall be for the unexpired portion of the  
19 term vacated. A member may seek reappointment by informing the Governor.  
20 If the Governor decides not to reappoint the member, the Nominating  
21 Committee shall advertise the vacancy.

1 (c) Removal. Notwithstanding the provisions of 3 V.S.A. § 2004, members  
2 shall only be removable for cause ~~only, except the Chair, who shall serve at the~~  
3 ~~pleasure of the Governor~~ by the remaining members of the Board in  
4 accordance with the Vermont Administrative Procedures Act. The Board shall  
5 adopt rules pursuant to 3 V.S.A. chapter 25 to define the basis and process for  
6 removal.

7 (d) Disqualified members. The Chair of the Board, upon request of the  
8 Chair of a District Commission, may appoint and assign former Commission  
9 members to sit on specific Commission cases when some or all of the regular  
10 members and alternates of the District Commission are disqualified or  
11 otherwise unable to serve.

12 (e) Retirement from office. When a Board member who hears all or a  
13 substantial part of a case retires from office before the case is completed, the  
14 member may remain a member of the Board, at the member's discretion, for  
15 the purpose of concluding and deciding that case and signing the findings and  
16 judgments involved. A retiring Chair shall also remain a member for the  
17 purpose of certifying questions of law if a party appeals to the Supreme Court.  
18 For the service, the member shall receive a reasonable compensation to be  
19 fixed by the remaining members of the Board and necessary expenses while on  
20 official business.

21 Sec. 27. 10 V.S.A. § 6032 is added to read:

1     § 6032. ENVIRONMENTAL REVIEW BOARD NOMINATING

2             COMMITTEE

3             (a) Creation. The Environmental Review Board Nominating Committee is  
4             created for the purpose of assessing the qualifications of applicants for  
5             appointment to the Environmental Review Board in accordance with section  
6             6021 of this title.

7             (b) Members. The Committee shall consist of seven members who shall be  
8             appointed as follows:

9                 (1) The Governor shall appoint three members from the Executive  
10             Branch, with at least one being an employee of the Department of Human  
11             Resources.

12             (2) The Speaker of the House of Representatives shall appoint two  
13             members from the House of Representatives.

14             (3) The Senate Committee on Committees shall appoint two members  
15             from the Senate.

16             (c) Terms. The members of the Committee shall serve for terms of two  
17             years. Members shall serve until their successors are appointed. Members  
18             shall serve not more than three consecutive terms in any capacity. A  
19             legislative member who is appointed as a member of the Committee shall  
20             retain the position for the term appointed to the Committee even if the member

1 is subsequently not reelected to the General Assembly during the member's  
2 term on the Committee.

3 (d) Chair. The members shall elect their own chair.

4 (e) Quorum. A quorum of the Committee shall consist of four members.

5 (f) Staff and services. The Committee is authorized to use the staff and  
6 services of appropriate State agencies and departments as necessary to conduct  
7 investigations of applicants.

8 (g) Confidentiality. Except as provided in subsection (h) of this section,  
9 proceedings of the Committee, including the names of candidates considered  
10 by the Committee and information about any candidate submitted to the  
11 Governor, shall be confidential. The provisions of 1 V.S.A. § 317(e)  
12 (expiration of Public Records Act exemptions) shall not apply to the  
13 exemptions or confidentiality provisions in this subsection.

14 (h) Public information. The following shall be public:

15 (1) operating procedures of the Committee;

16 (2) standard application forms and any other forms used by the  
17 Committee, provided they do not contain personal information about a  
18 candidate or confidential proceedings;

19 (3) all proceedings of the Committee prior to the receipt of the first  
20 candidate's completed application; and

1           (4) at the time the Committee sends the names of the candidates to the  
2           Governor, the total number of applicants for the vacancies and the total number  
3           of candidates sent to the Governor.

4           (i) Reimbursement. Legislative members of the Committee shall be  
5           entitled to per diem compensation and reimbursement for expenses in  
6           accordance with 2 V.S.A. § 23. Compensation and reimbursement shall be  
7           paid from the legislative appropriation.

8           (j) Duties.

9           (1) When a vacancy occurs, the Committee shall review applicants to  
10           determine which are well-qualified for the Board and submit those names to  
11           the Governor. The Committee shall submit to the Governor a summary of the  
12           qualifications and experience of each candidate whose name is submitted to the  
13           Governor, together with any further information relevant to the matter.

14           (2) An applicant for the position of member of the Environmental  
15           Review Board shall not be required to be an attorney. If the candidate is  
16           admitted to practice law in Vermont or practices a profession requiring  
17           licensure, certification, or other professional regulation by the State, the  
18           Committee shall submit the candidate's name to the Court Administrator or the  
19           applicable State professional regulatory entity, and that entity shall disclose to  
20           the Committee any professional disciplinary action taken or pending  
21           concerning the candidate.



1 (a) The Board and District Commissions ~~each~~ shall have supervisory  
2 authority in environmental matters respecting projects within their jurisdiction  
3 and shall apply their independent judgment in determining facts and  
4 interpreting law. Each shall have the power, with respect to any matter within  
5 its jurisdiction, to:

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

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

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

14 (4) apply for and receive grants from the federal government and from  
15 other sources.

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

18 (c) The ~~Natural Resources~~ Board may designate or establish ~~such~~ regional  
19 offices as it deems necessary to implement the provisions of this chapter and  
20 the rules adopted ~~hereunder~~. The ~~Natural Resources~~ Board may designate or

1 require a regional planning commission to receive applications, provide  
2 administrative assistance, perform investigations, and make recommendations.

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

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

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

16 (g) The ~~Natural Resources~~ Board shall manage the process by which land  
17 use permits are issued under section 6086 of this title, may initiate enforcement  
18 on related matters under the provisions of chapters 201 and 211 of this title,  
19 and may ~~petition the Environmental Division~~ initiate and hear petitions for  
20 revocation of land use permits issued under this chapter. Grounds for  
21 revocation are:



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

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

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

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

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

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

14          (h) ~~The Natural Resources Board~~ may hear appeals of fee refund requests  
15          under section 6083a of this title. The Board shall hear appeals of decisions  
16          made by District Commissions and district coordinators.

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





1 (e) Any notice for a major or minor application, as required by this section,  
2 shall also be published by the District Commission in a local newspaper  
3 generally circulating in the area where the development or subdivision is  
4 located and on the Board's website not more than ten days after receipt of a  
5 complete application.

6 \* \* \*

7 Sec. 32. 10 V.S.A. § 6086(f) is amended to read:

8 (f) Prior to any appeal of a permit issued by a District Commission, any  
9 aggrieved party may file a request for a stay of construction with the District  
10 Commission together with a declaration of intent to appeal the permit. The  
11 stay request shall be automatically granted for seven days upon receipt and  
12 notice to all parties and pending a ruling on the merits of the stay request  
13 pursuant to Board rules. The automatic stay shall not extend beyond the 30-  
14 day appeal period unless a valid appeal has been filed with the ~~Environmental~~  
15 ~~Division-Board~~. The automatic stay may be granted only once under this  
16 subsection during the 30-day appeal period. Following appeal of the District  
17 Commission decision, any stay request must be filed with the ~~Environmental~~  
18 ~~Division pursuant to the provisions of chapter 220 of this title~~ Board. A  
19 District Commission shall not stay construction authorized by a permit  
20 processed under the Board's minor application procedures.

21 Sec. 33. 10 V.S.A. § 6089 is amended to read:

1 § 6089. APPEALS

2 ~~Appeals of any act or decision of a District Commission under this chapter~~  
3 ~~or a district coordinator under subsection 6007(c) of this title shall be made to~~  
4 ~~the Environmental Division in accordance with chapter 220 of this title. For~~  
5 ~~the purpose of this section, a decision of the Chair of a District Commission~~  
6 ~~under section 6001e of this title on whether action has been taken to~~  
7 ~~circumvent the requirements of this chapter shall be considered an act or~~  
8 ~~decision of the District Commission.~~

9 (a)(1) An appeal of any act or decision of a District Commission shall be to  
10 the Board and shall be accompanied by a fee prescribed by section 6083a of  
11 this title.

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

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

3           (B) the decision being appealed is the grant or denial of party status;  
4           or

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

7           (3) An appellant to the Board, under this section, shall file with the  
8           notice of appeal a statement of the issues to be addressed in the appeal, a  
9           summary of the evidence that will be presented, and a preliminary list of  
10           witnesses who will testify on behalf of the appellant.

11           (4) The Board shall hold a de novo hearing on all findings requested by  
12           any party that files an appeal or cross appeal, according to the rules of the  
13           Board. The hearing shall be held in the municipality where the project subject  
14           to the appeal is located, if possible, or as close as possible.

15           (5) Notice of appeal shall be filed with the Board within 30 days  
16           following the act or decision by the District Commission. The Board shall  
17           notify the parties who had party status before the District Commission of the  
18           filing of any appeal.

19           (6) Prehearing discovery.

20           (A) A party may obtain discovery of expert witnesses who may  
21           provide testimony relevant to the appeal. Expert witness prefiled testimony

1 shall be in accordance with the Vermont Rules of Evidence. The use of  
2 discovery for experts shall comply with the requirements in the Vermont Rules  
3 of Civil Procedure 26–37.

4 (B) Interrogatories served on nonexpert witnesses shall be limited to  
5 discovery of the identity of witnesses and a summary of each witness'  
6 testimony, except by order of the Board for cause shown. Interrogatories  
7 served on expert witnesses shall be in accordance with the Vermont Rules of  
8 Civil Procedure.

9 (C) Parties may submit requests to produce and requests to enter  
10 upon land pursuant to the Vermont Rule of Civil Procedure 34.

11 (D) Parties may not take depositions of witnesses, except by order of  
12 the Board for cause shown.

13 (E) The Board may require a party to supplement, as necessary, any  
14 prehearing testimony that is provided.

15 (b) Prior decisions of the former Environmental Board, Water Resources  
16 Board, Waste Facilities Panel, and Environmental Division of the Superior  
17 Court shall be given the same weight and consideration as prior decisions of  
18 the Environmental Review Board.

19 (c) An appeal from a decision of the Board under subsection (a) of this  
20 section shall be to the Supreme Court by a party as set forth in subsection  
21 6085(c) of this title.

1        (d) No objection that has not been raised before the Board may be  
2        considered by the Supreme Court, unless the failure or neglect to urge such  
3        objection shall be excused because of extraordinary circumstances.

4        (e) An appeal of a decision by the Board shall be allowed pursuant to  
5        3 V.S.A. § 815, including the unreasonableness or insufficiency of the  
6        conditions attached to a permit. An appeal from the District Commission shall  
7        be allowed for any reason, except no appeal shall be allowed when an  
8        application has been granted and no hearing was requested.

9        (f) Precedent from the former Environmental Board and of the  
10       Environmental Review Board that interpret Act 250 shall be provided the same  
11       deference by the Supreme Court as precedents accorded to other Executive  
12       Branch agencies charged with administering their enabling act. On appeal to  
13       the Supreme Court from the Environmental Review Board, decisions of the  
14       Environmental Review Board interpreting this act also shall be accorded that  
15       deference.

16       (g) Upon appeal to the Supreme Court, the Board's findings of fact shall be  
17       accepted unless clearly erroneous.

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



1        (i) Court of record; jurisdiction. The Board shall have the powers of a  
2        court of record in the determination and adjudication of all matters within its  
3        jurisdiction. It may initiate proceedings on any matter within its jurisdiction.  
4        It may render judgments and enforce the same by any suitable process issuable  
5        by courts in this State. An order issued by the Board on any matter within its  
6        jurisdiction shall have the effect of a judicial order. The Board’s jurisdiction  
7        shall include:

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

10               (2) the issuance of decisions on appeals pursuant to sections 6007 and  
11               6089 of this title.

12        Sec. 34. 10 V.S.A. § 6007 is amended to read:

13        § 6007. ACT 250 DISCLOSURE STATEMENT; JURISDICTIONAL

14                DETERMINATION

15                                \* \* \*

16        (c) With respect to the partition or division of land, or with respect to an  
17        activity that might or might not constitute development, any person may  
18        submit to the district coordinator an “Act 250 Disclosure Statement” and other  
19        information required by the rules of the Board and may request a jurisdictional  
20        opinion from the district coordinator concerning the applicability of this  
21        chapter. If a requestor wishes a final determination to be rendered on the

1 question, the district coordinator, at the expense of the requestor and in  
2 accordance with rules of the Board, shall publish notice of the issuance of the  
3 opinion in a local newspaper generally circulating in the area where the land  
4 that is the subject of the opinion is located and shall serve the opinion on all  
5 persons listed in subdivisions 6085(c)(1)(A) through (D) of this title. In  
6 addition, the requestor who is seeking a final determination shall consult with  
7 the district coordinator and obtain approval of a subdivision 6085(c)(1)(E) list  
8 of persons who shall be notified by the district coordinator because they are  
9 adjoining property owners or other persons who would be likely to be able to  
10 demonstrate a particularized interest protected by this chapter that may be  
11 affected by an act or decision by a District Commission.

12 (d) A person who seeks review of a jurisdictional opinion issued by a  
13 district coordinator may bring to the Board an appeal of issues addressed in the  
14 opinion.

15 (1) The appellant shall provide notice of the filing of an appeal to each  
16 person entitled to notice under subdivisions 6085(c)(1)(A) through (D) of this  
17 title and to each person on an approved subdivision 6085(c)(1)(E) list.

18 (2) Failure to appeal within 30 days following the issuance of the  
19 jurisdictional opinion shall render the decision of the district coordinator under  
20 subsection (c) of this section the final determination regarding jurisdiction  
21 unless the underlying jurisdictional opinion was not properly served on persons

1 listed in subdivisions 6085(c)(1)(A) through (D) of this title and on persons on  
2 a subdivision 6085(c)(1)(E) list approved under subsection (c) of this section.

3 Sec. 35. 10 V.S.A. § 6083a is amended to read:

4 § 6083a. ACT 250 FEES

5 \* \* \*

6 (i) All persons filing an appeal, cross appeal, or petition from a District  
7 Commission decision or jurisdictional determination shall pay a fee of  
8 \$295.00, plus publication costs.

9 \* \* \* Appeals \* \* \*

10 Sec. 36. 10 V.S.A. chapter 220 is amended to read:

11 CHAPTER 220. CONSOLIDATED ENVIRONMENTAL APPEALS

12 § 8501. PURPOSE

13 It is the purpose of this chapter to:

14 (1) consolidate existing appeal routes for municipal zoning and  
15 subdivision decisions and acts or decisions of the Secretary of Natural  
16 Resources, ~~district environmental coordinators, and District Commissions,~~  
17 excluding enforcement actions brought pursuant to chapters 201 and 211 of  
18 this title and the adoption of rules under 3 V.S.A. chapter 25;

19 (2) standardize the appeal periods, the parties who may appeal these acts  
20 or decisions, and the ability to stay any act or decision upon appeal, taking into  
21 account the nature of the different programs affected;

1           (3) ~~encourage people to get involved in the Act 250 permitting process~~  
2 ~~at the initial stages of review by a District Commission by requiring~~  
3 ~~participation as a prerequisite for an appeal of a District Commission decision~~  
4 ~~to the Environmental Division;~~

5           (4) ~~assure~~ ensure that clear appeal routes exist for acts and decisions of  
6 the Secretary of Natural Resources; and

7           (5)(4) consolidate appeals of decisions related to renewable energy  
8 generation plants and telecommunications facilities with review under,  
9 respectively, 30 V.S.A. §§ 248 and 248a, with appeals and consolidation of  
10 proceedings pertaining to telecommunications facilities occurring only while  
11 30 V.S.A. § 248a remains in effect.

12 § 8502. DEFINITIONS

13 As used in this chapter:

14           (1) ~~“District Commission” means a District Environmental Commission~~  
15 ~~established under chapter 151 of this title. [Repealed.]~~

16           (2) ~~“District coordinator” means a district environmental coordinator~~  
17 ~~attached to a District Commission established under chapter 151 of this title.~~

18 [Repealed.]

19           (3) “Environmental Court” or “Environmental Division” means the  
20 Environmental Division of the Superior Court established by 4 V.S.A. § 30.

1 (4) ~~“Natural Resources~~ Environmental Review Board” or “Board”

2 means the Board established under chapter 151 of this title.

3 (5) “Party by right” means the following:

4 (A) the applicant;

5 (B) the landowner, if the applicant is not the landowner;

6 (C) the municipality in which the project site is located and the  
7 municipal and regional planning commissions for that municipality;

8 (D) if the project site is located on a boundary, any Vermont  
9 municipality adjacent to that border and the municipal and regional planning  
10 commissions for that municipality;

11 (E) the solid waste management district in which the land is located,  
12 if the development or subdivision constitutes a facility pursuant to subdivision  
13 6602(10) of this title;

14 (F) any State agency affected by the proposed project.

15 (6) “Person” means any individual; partnership; company; corporation;  
16 association; joint venture; trust; municipality; the State of Vermont or any  
17 agency, department, or subdivision of the State; any federal agency; or any  
18 other legal or commercial entity.

19 (7) “Person aggrieved” means a person who alleges an injury to a  
20 particularized interest protected by the provisions of law listed in section 8503  
21 of this title; attributable to an act or decision by a ~~district coordinator, District~~

1 ~~Commission~~, the Secretary, or the Environmental Division that can be  
2 redressed by the Environmental Division or the Supreme Court.

3 (8) “Secretary” means the Secretary of Natural Resources or the  
4 Secretary’s duly authorized representative. As used in this chapter,  
5 “Secretary” shall also mean the Commissioner of Environmental Conservation,  
6 the Commissioner of Forests, Parks and Recreation, and the Commissioner of  
7 Fish and Wildlife, with respect to those statutes that refer to the authority of  
8 that commissioner or department.

9 § 8503. APPLICABILITY

10 (a) This chapter shall govern all appeals of an act or decision of the  
11 Secretary, excluding enforcement actions under chapters 201 and 211 of this  
12 title and rulemaking, under the following authorities and under the rules  
13 adopted under those authorities:

14 \* \* \*

15 (b) ~~This chapter shall govern:~~

16 ~~(1) all appeals from an act or decision of a District Commission under~~  
17 ~~chapter 151 of this title, excluding appeals of application fee refund requests;~~

18 ~~(2) appeals from an act or decision of a district coordinator under~~  
19 ~~subsection 6007(c) of this title;~~

20 ~~(3) appeals from findings of fact and conclusions of law issued by the~~  
21 ~~Natural Resources Board in its review of a designated growth center for~~

1 ~~conformance with the criteria of subsection 6086(a) of this title, pursuant to~~  
2 ~~authority granted at 24 V.S.A. § 2793e(f). [Repealed.]~~

3 (c) This chapter shall govern all appeals arising under 24 V.S.A.  
4 chapter 117, the planning and zoning chapter.

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

7 (e) This chapter shall not govern appeals from rulemaking decisions by the  
8 ~~Natural Resources~~ Environmental Review Board under chapter 151 of this title  
9 or enforcement actions under chapters 201 and 211 of this title.

10 (f) This chapter shall govern all appeals of acts or decisions of the  
11 legislative body of a municipality arising under 24 V.S.A. chapter 61,  
12 subchapter 10, relating to the municipal certificate of approved location for  
13 salvage yards.

14 (g) This chapter shall govern all appeals of an act or decision of the  
15 Secretary of Natural Resources that a solid waste implementation plan for a  
16 municipality proposed under 24 V.S.A. § 2202a conforms with the State Solid  
17 Waste Implementation Plan adopted pursuant to section 6604 of this title.

18 § 8504. APPEALS TO THE ENVIRONMENTAL DIVISION

19 (a) ~~Act 250 and Agency~~ appeals. Within 30 days of the date of following  
20 the act or decision, any person aggrieved by an act or decision of the Secretary,  
21 ~~a District Commission, or a district coordinator~~ under the provisions of law

1 listed in section 8503 of this title, or any party by right, may appeal to the  
2 Environmental Division, except for an act or decision of the Secretary under  
3 subdivision 6086b(3)(E) of this title or governed by section 8506 of this title.

4 \* \* \*

5 (c) Notice of the filing of an appeal.

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

13 [Repealed.]

14 \* \* \*

15 (d) Requirement to participate before ~~the District Commission or the~~  
16 Secretary.

17 (1) ~~Participation before District Commission. An aggrieved person shall~~  
18 ~~not appeal an act or decision that was made by a District Commission unless~~  
19 ~~the person was granted party status by the District Commission pursuant to~~  
20 ~~subdivision 6085(e)(1)(E) of this title, participated in the proceedings before~~  
21 ~~the District Commission, and retained party status at the end of the District~~



1 ~~Commission proceedings. In addition, the person may only appeal those issues~~  
2 ~~under the criteria with respect to which the person was granted party status.~~  
3 ~~However, notwithstanding these limitations, an aggrieved person may appeal~~  
4 ~~an act or decision of the District Commission if the Environmental judge~~  
5 ~~determines that:~~

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

8 ~~(B) the decision being appealed is the grant or denial of party status;~~

9 ~~or~~

10 ~~(C) some other condition exists that would result in manifest injustice~~  
11 ~~if the person's right to appeal was disallowed. [Repealed.]~~

12 (2) Participation before the Secretary.

13 \* \* \*

14 (e) ~~Act 250 jurisdictional determinations by a district coordinator.~~

15 ~~(1) The appellant shall provide notice of the filing of an appeal to each~~  
16 ~~person entitled to notice under subdivisions 6085(c)(1)(A) through (D) of this~~  
17 ~~title, to each person on an approved subdivision 6085(c)(1)(E) list, and to the~~  
18 ~~Natural Resources Board.~~

19 ~~(2) Failure to appeal within the time required under subsection (a) of~~  
20 ~~this section shall render the decision of the district coordinator under~~  
21 ~~subsection 6007(c) of this title the final determination regarding jurisdiction~~

1 ~~under chapter 151 of this title unless the underlying jurisdictional opinion was~~  
2 ~~not properly served on persons listed in subdivisions 6085(c)(1)(A) through~~  
3 ~~(D) of this title and on persons on a subdivision 6085(c)(1)(E) list approved~~  
4 ~~under subsection 6007(e) of this title. [Repealed.]~~

5 \* \* \*

6 (g) Consolidated appeals. The Environmental Division may consolidate or  
7 coordinate different appeals where those appeals all relate to the same project.

8 \* \* \*

9 ~~(i) Deference to Agency technical determinations. In the adjudication of~~  
10 ~~appeals relating to land use permits under chapter 151 of this title, technical~~  
11 ~~determinations of the Secretary shall be accorded the same deference as they~~  
12 ~~are accorded by a District Commission under subsection 6086(d) of this title.~~

13 ~~[Repealed.]~~

14 \* \* \*

15 (k) Limitations on appeals. Notwithstanding any other provision of this  
16 section;

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

1           ~~(2)~~ a municipal decision regarding whether a particular application  
2           qualifies for a recorded hearing under 24 V.S.A. § 4471(b) shall not be subject  
3           to appeal;

4           ~~(3) if a District Commission issues a partial decision under subsection~~  
5           ~~6086(b) of this title, any appeal of that decision must be taken within 30 days~~  
6           ~~of the date of that decision.~~

7           (1) Representation. The Secretary may represent the Agency of Natural  
8           Resources in all appeals under this section. ~~The Chair of the Natural~~  
9           ~~Resources Board may represent the Board in any appeal under this section,~~  
10          ~~unless the Board directs otherwise.~~ If more than one State agency, ~~other than~~  
11          ~~the Board,~~ either appeals or seeks to intervene in an appeal under this section,  
12          only the Attorney General may represent the interests of those agencies of the  
13          State in the appeal.

14          (m) Precedent. Prior decisions of the Environmental Board, Water  
15          Resources Board, and Waste Facilities Panel shall be given the same weight  
16          and consideration as prior decisions of the Environmental Division.

17          (n) Intervention. Any person may intervene in a pending appeal if that  
18          person:

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

21                 (2) is a party by right;

1           (3) ~~is the Natural Resources Board; [Repealed.]~~

2           (4) is a person aggrieved, as defined in this chapter;

3           (5) qualifies as an “interested person,” as established in 24 V.S.A.

4           § 4465, with respect to appeals under 24 V.S.A. chapter 117; or

5           (6) meets the standard for intervention established in the Vermont Rules  
6 of Civil Procedure.

7           (o) With respect to review of an act or decision of the Secretary pursuant to  
8 3 V.S.A. § 2809, the Division may reverse the act or decision or amend an  
9 allocation of costs to an applicant only if the Division determines that the act,  
10 decision, or allocation was arbitrary, capricious, or an abuse of discretion. In  
11 the absence of such a determination, the Division shall require the applicant to  
12 pay the Secretary all costs assessed pursuant to 3 V.S.A. § 2809.

13           (p) Administrative record. The Secretary shall certify the administrative  
14 record as defined in chapter 170 of this title and shall transfer a certified copy  
15 of that record to the Environmental Division when:

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

18           ~~(2) there is an appeal of a decision of a District Commission, and the~~  
19 ~~applicant used a decision of the Secretary based on that record to create a~~  
20 ~~presumption under a criterion of subsection 6086(a) of this title that is at issue~~  
21 ~~in the appeal.~~

1 § 8505. APPEALS TO THE SUPREME COURT

2 (a) Any person aggrieved by a decision of the Environmental Division  
3 pursuant to this subchapter, any party by right, or any person aggrieved by a  
4 decision of the Environmental Review Board may appeal to the Supreme Court  
5 within 30 days of following the date of the entry of the order or judgment  
6 appealed from, provided that:

7 (1) the person was a party to the proceeding before the Environmental  
8 Division; ~~or~~

9 (2) the decision being appealed is the denial of party status; or

10 (3) the Supreme Court determines that:

11 (A) there was a procedural defect that prevented the person from  
12 participating in the proceeding; or

13 (B) some other condition exists that would result in manifest injustice  
14 if the person's right to appeal were disallowed.

15 \* \* \*

16 \* \* \* Environmental Division \* \* \*

17 Sec. 37. 4 V.S.A. § 34 is amended to read:

18 § 34. JURISDICTION; ENVIRONMENTAL DIVISION

19 The Environmental Division shall have:

20 (1) jurisdiction of matters arising under 10 V.S.A. chapters 201 and 220;

21 and

1           (2) jurisdiction of matters arising under 24 V.S.A. chapter 61,  
2           subchapter 12 and 24 V.S.A. chapter 117; ~~and~~  
3           ~~(3) original jurisdiction to revoke permits under 10 V.S.A. chapter 151.~~

4                     \* \* \* Appropriation; Transition; Revision Authority \* \* \*

5           Sec. 38. ENVIRONMENTAL REVIEW BOARD POSITIONS;

6                     APPROPRIATION

7           (a) The following new positions are created at the Environmental Review  
8           Board for the purposes of carrying out this act:

9                     (1) one Staff Attorney 1; and

10                    (2) four half-time Environmental Review Board members.

11           (b) The sum of \$384,000.00 is appropriated to the Environmental Review  
12           Board from the General Fund in fiscal year 2023 for the positions established  
13           in subsection (a) of this section and for additional operating costs required to  
14           implement the appeals process established in this act.

15           Sec. 39. NATURAL RESOURCES BOARD TRANSITION

16           (a) The Governor shall appoint the members of Environmental Review  
17           Board on or before July 1, 2023, and the terms of any Natural Resources Board  
18           member not appointed consistent with the requirements of 10 V.S.A.  
19           § 6021(a)(1)(A) or (B) shall expire on that day.

20           (b) As of July 1, 2023, all appropriations and employee positions of the  
21           Natural Resources Board are transferred to the Environmental Review Board.



1

2 (Committee vote: \_\_\_\_\_)

3

\_\_\_\_\_

4

Representative \_\_\_\_\_

5

FOR THE COMMITTEE

DRAFT