




An aerial photograph of a town in Vermont, showing a mix of residential buildings, green spaces, and a road. In the background, there are rolling green hills and mountains under a blue sky with scattered white clouds. The town is nestled in a valley, with a road winding through it. The overall scene is peaceful and scenic.

Proposed Act 250 Tiers 1A & 1B

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NRB Proposed Tiers		Current Act 250 Triggers	NRB Proposed Act 250 Triggers	NRB Proposed Requirements
	Tier 1A	<ul style="list-style-type: none"> • 25 housing units in Designated Areas (incl. villages with zoning & subdivision regulations) • Any size Priority Housing Project in Downtowns, NDAs, Growth Centers • <=4 housing units in an existing structure counts as 1 unit toward 10/5/5 rule 	<ul style="list-style-type: none"> • Residential, Commercial, and Industrial development exempt from Act 250 • Lots/units built do not count towards projects outside Tier 1 	<ul style="list-style-type: none"> ✓ Town plan ✓ Water & sewer; ✓ Zoning & subdivision regs that meet certain standards ✓ Capacity to administer ✓ Boundaries to accommodate housing growth ✓ <i>Meets smart growth characteristics (VNRC-proposed)</i>
	Tier 1B	<ul style="list-style-type: none"> • Same as above if Designated Area, OR, • 10 housing units within 5 years & 5 miles 	<ul style="list-style-type: none"> • <50 Residential units [<i>on 10 acres or less</i>] exempt from Act 250 • Lots/units built do not "count" towards projects outside Tier 1 	<ul style="list-style-type: none"> ✓ Town plan ✓ Water & sewer OR soil conditions to handle growth ✓ Zoning & subdivision regs
	Tier 2	<ul style="list-style-type: none"> • 10 housing units within 5 years & 5 miles 	<ul style="list-style-type: none"> • 10 housing units within 5 years & 5 miles • Road Rule 	N/A – Status Quo

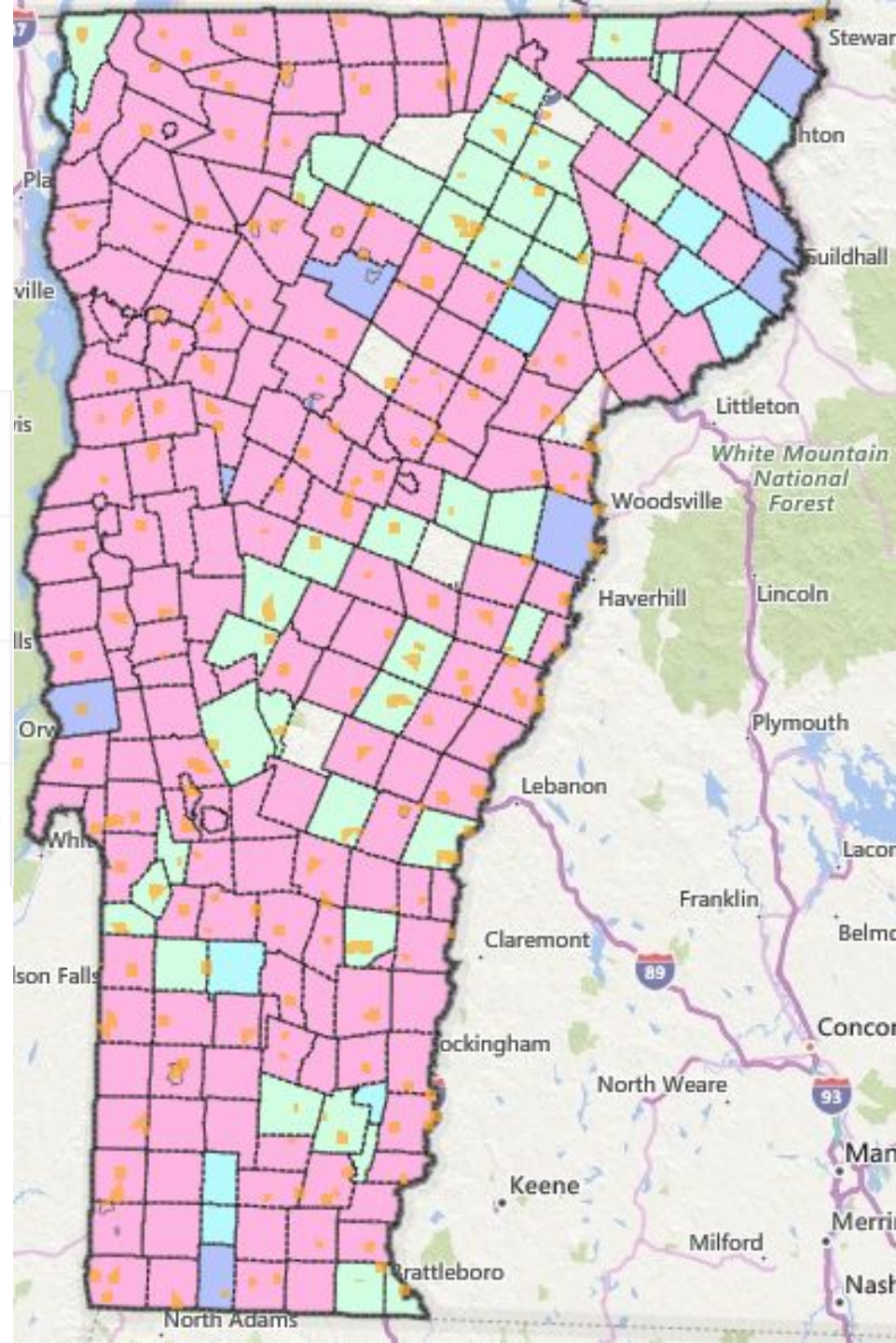
- Designated Village Center

- Unconfirmed Planning Process + Local Land Use Regulation

- Unconfirmed Planning Process + No Local Land Use Regulation

- Confirmed Planning Process + Local Land Use Regulation

- Confirmed Planning Process + No Local Land Use Regulation



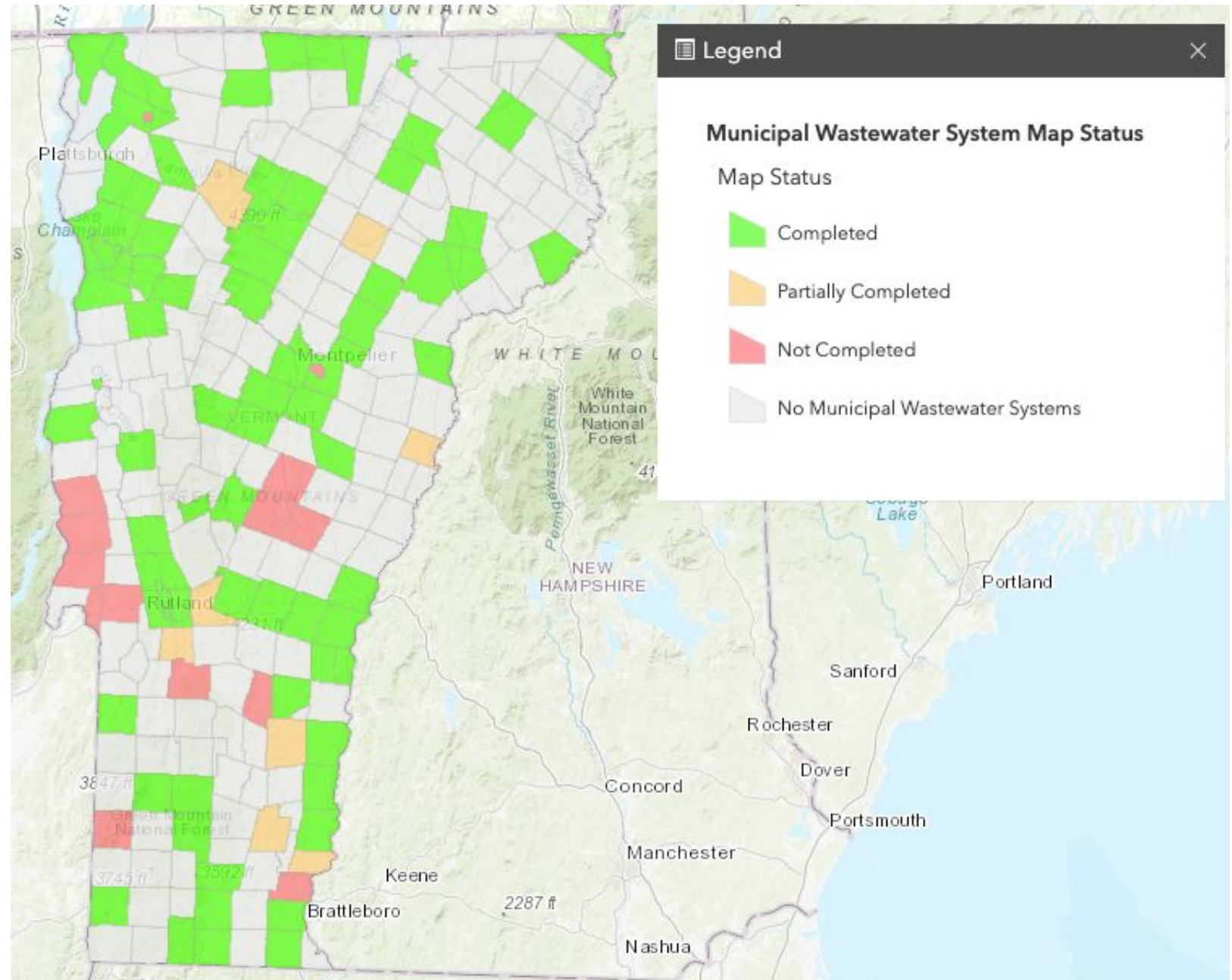
- ✓ ~83 towns have public wastewater (~¼ of Village Centers)
- ✓ ~93 Village Centers have zoning & subdivision regulations (and many more have one or the other)

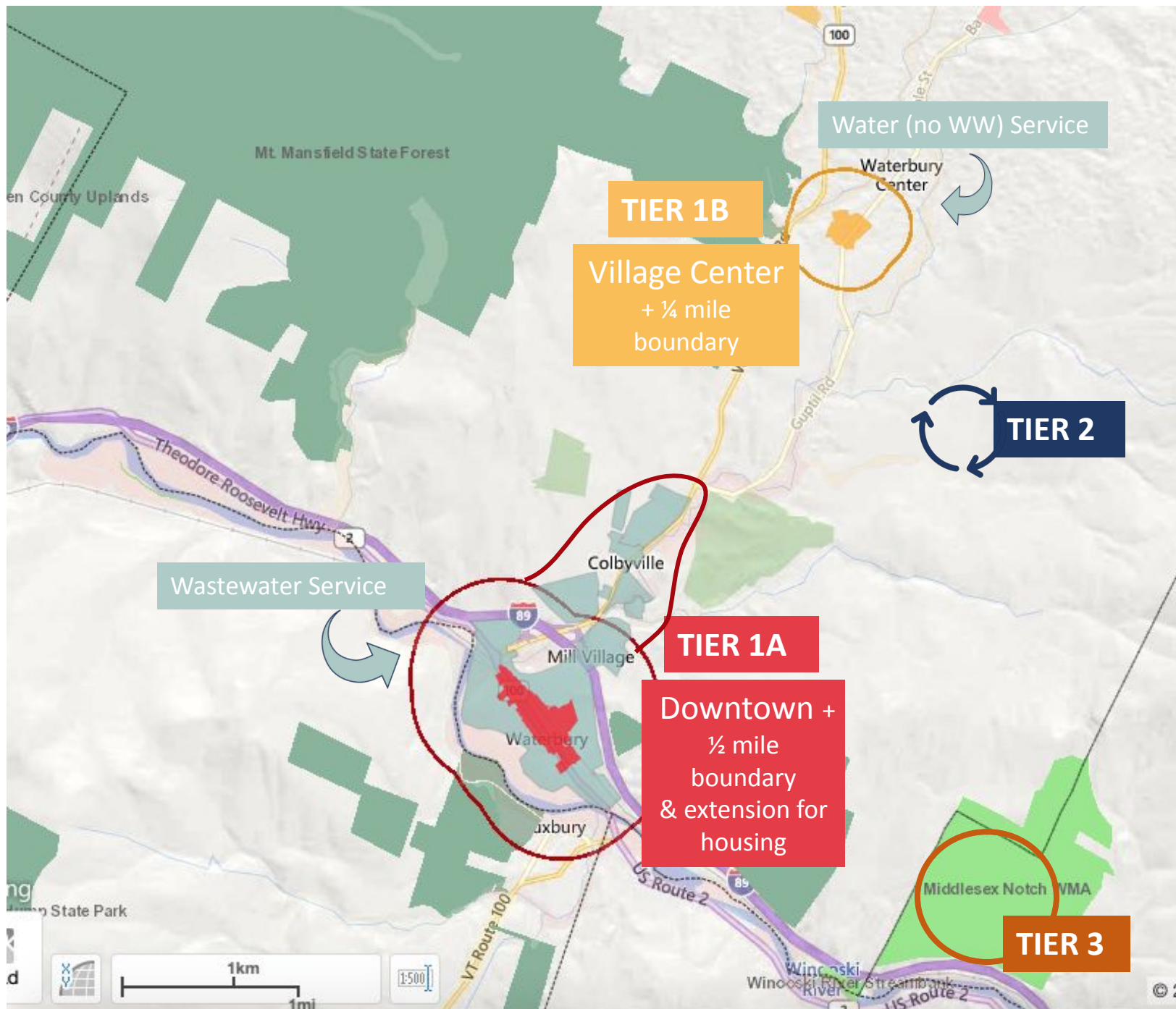
80% of towns have land use regulations



~83 towns
have public
wastewater

~1/4 of
Village
Centers

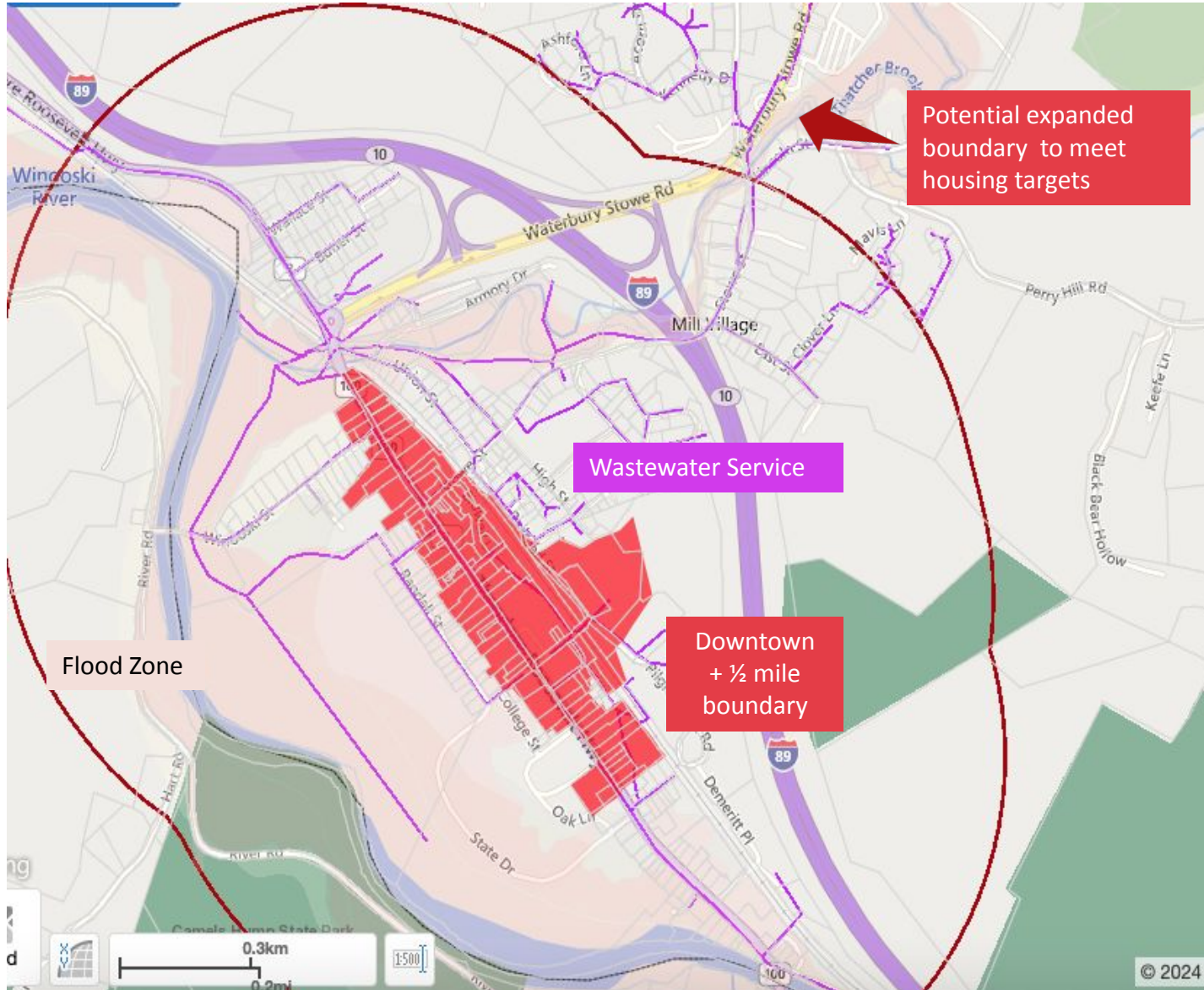




Example of how the proposed Act 250 Tiers could work:

Waterbury

🔍 Waterbury Village "Tier 1A"



Requirements:

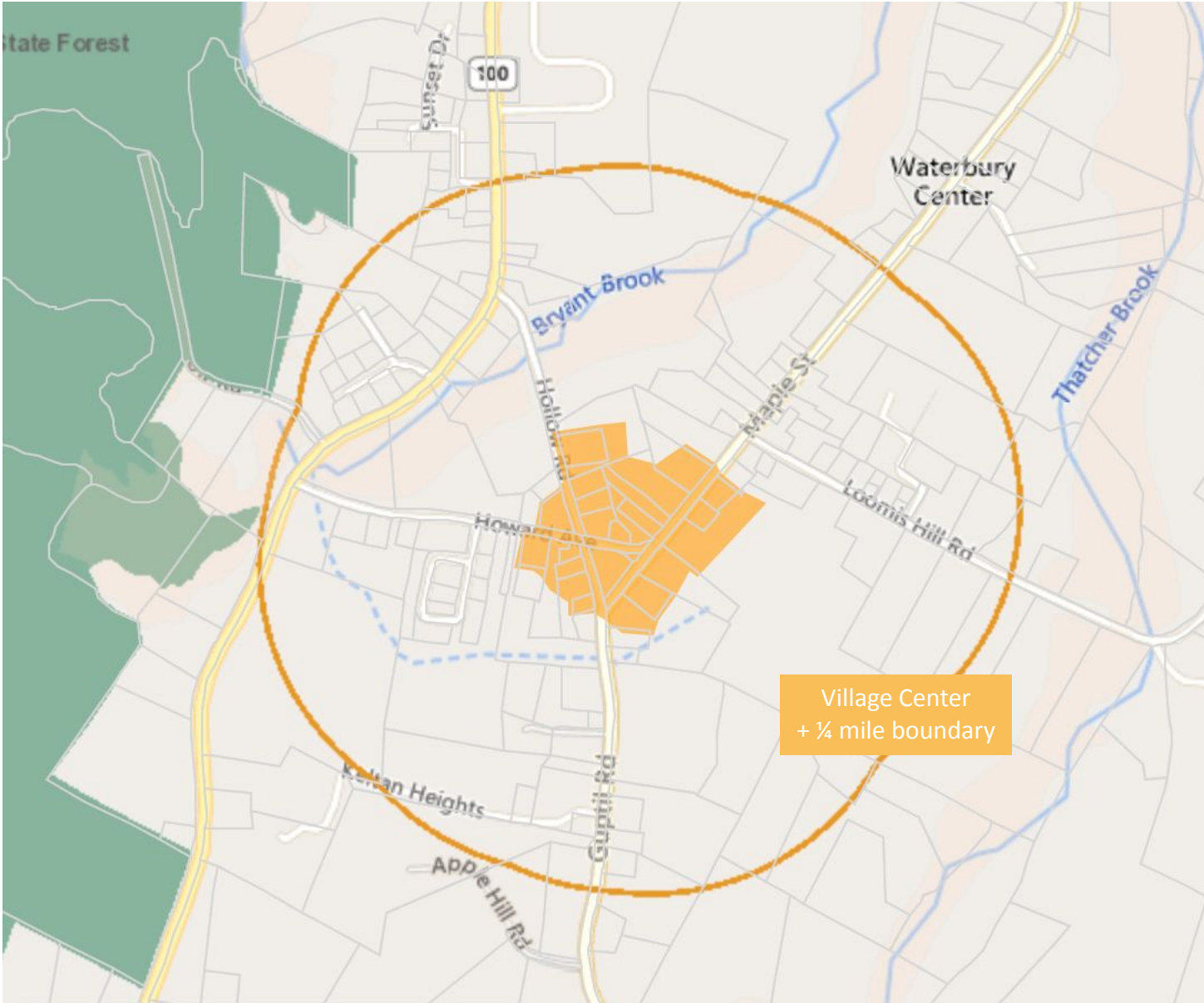
- ✓ Town plan;
- ✓ Water & sewer;
- ✓ Zoning & subdivision regs that meet certain standards;
- ✓ Capacity to administer;
- ✓ Boundaries to accommodate housing growth;
- ✓ *Meets smart growth characteristics:*
 - > Central location
 - > Flood area protection
 - > Municipal plan alignment
 - > Housing diversity
 - > Transportation infrastructure
 - > Compact settlement pattern

Triggers:

- ❖ Residential, Commercial, and Industrial development exempt from Act 250
- ❖ Lots/units built do not count towards projects outside Tier 1

Developed through RPC land use mapping in consultation with municipalities. Municipality submits application for Tier 1A to reformed NRB. Appealable NRB decision.

🔍 Waterbury Center "Tier 1B"



Requirements:

- ✓ Town plan
- ✓ Water & sewer OR soil conditions to handle sewer that can handle growth
- ✓ Zoning & subdivision regs
- ✓ Excludes flood hazard & fluvial erosion areas (with exception)

Triggers:

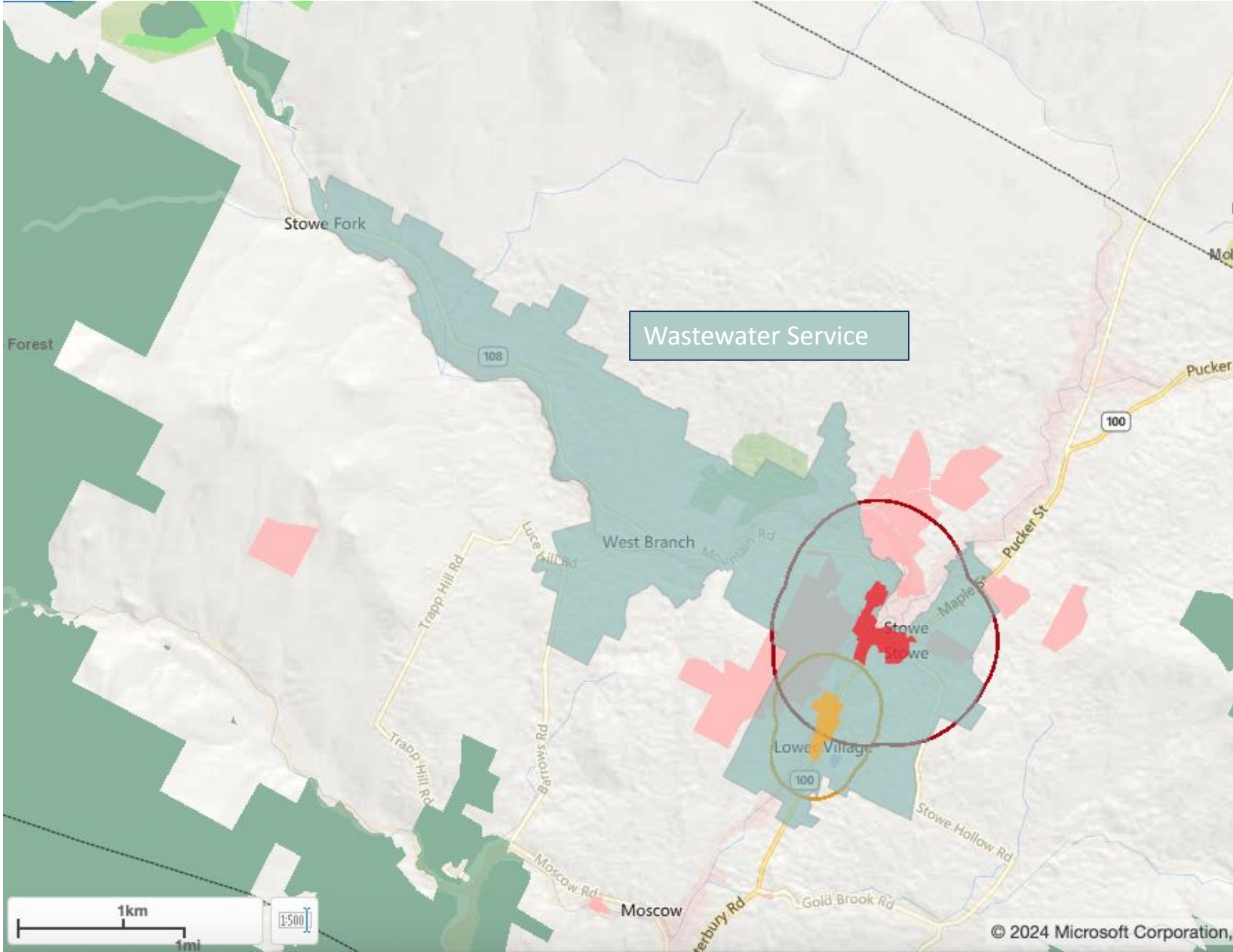
- ❖ Up to 50 residential units per project on 10 acres or less
- ❖ Lots/units do not count toward jurisdictional trigger outside of Tier 1

Developed through RPC land use mapping in consultation with municipalities.

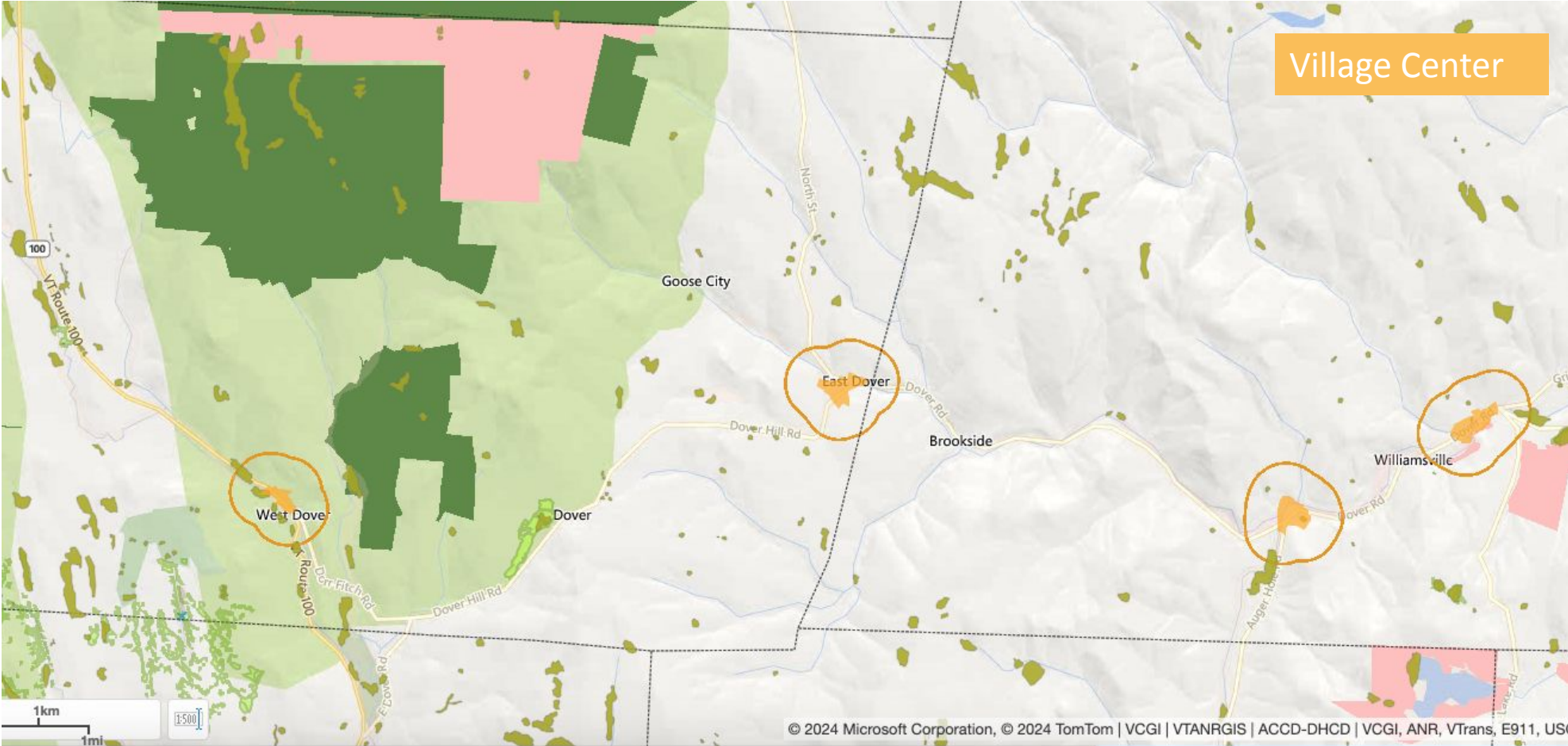
Exemptions would go into effect upon approval of Regional Plan by reformed professional NRB.

Water/sewer service alone is a poor indicator of where development should occur.

Stowe Mountain Rd.



Many towns have multiple designated areas, and proposed changes to the Designation Program and funds for planning aim to ease entry.



Village Center