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1	Clarkson Proposal
2	* * * Act 250* * *
3	Sec. 16. 10 V.S.A. § 6001 is amended to read:
4	§ 6001. DEFINITIONS
5	* * *
6	(3)(A) "Development" means each of the following:
7	* * *
8	(iv) The construction of housing projects such as cooperatives,
9	condominiums, or dwellings, or construction or maintenance of mobile homes
10	or mobile home parks, with 10 or more units or 25 or more units in a
11	designated growth center or area planned for smart growth as part of the bylaw
12	modernization process established in 24 V.S.A. § 4307, constructed or
13	maintained on a tract or tracts of land, owned or controlled by a person, within
14	a radius of five miles of any point on any involved land and within any
15	continuous period of five years. However:
16	(I) A priority housing project shall constitute a development
17	under this subdivision (iv) only if the number of housing units in the project is:
18	(aa) [Repealed.]
19	(bb) [Repealed.]
20	(cc) 75 or more, in a municipality with a population of 6,000
21	or more but less than 10,000.

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1	(dd) 50 or more, in a municipality with a population of less
2	than 6,000.
3	(ee) [Repealed.]
4	* * *
5	(ix) Notwithstanding subdivision (iv) of this subdivision (3)(A),
6	the construction of improvements in a designated downtown, village center,
7	and designated neighborhood development area for a housing project or
8	mixed-use development, with 25 or more units, constructed or maintained on a
9	tract or tracts of land, owned or controlled by a person.
10	* * *
11	(D) The word "development" does not include:
12	* * *
13	(viii)(I) The construction of a priority housing project in a
14	municipality with a population of 10,000 or more.
15	* * *
16	(19)(A) "Subdivision" means each of the following:
17	* * *
18	(iv) A tract or tracts of land, owned or controlled by a person, that
19	the person has partitioned or divided for the purpose of resale into 15 or more
20	lots located within a designated downtown, village center, and designated
21	neighborhood development area.

1	* * *
2	(35) "Priority housing project" means a discrete project located on a
3	single tract or multiple contiguous tracts of land that consists exclusively of
4	mixed income housing or mixed use, or any combination thereof, and is
5	located entirely within a designated downtown development district,
6	designated new town center, designated village center that has permanent
7	zoning and subdivision bylaws, designated growth center, or designated
8	neighborhood development area under 24 V.S.A. chapter 76A.
9	* * *
10	Sec. 17. 10 V.S.A. § 6081 is amended to read:
11	§ 6081. PERMITS REQUIRED; EXEMPTIONS
12	* * *
13	(p) No permit or permit amendment is required for a priority housing
14	project in a designated center if the project remains below any applicable
15	jurisdictional threshold specified in subdivision 6001(3)(A)(iv)(I) of this title.
16	* * *
17	(y) No permit amendment is required for the construction of improvements
18	for 24 units or fewer of housing in a designated growth center or area planned
19	for smart growth as part of the bylaw modernization process established in 24
20	<u>V.S.A. § 4307.</u>
21	