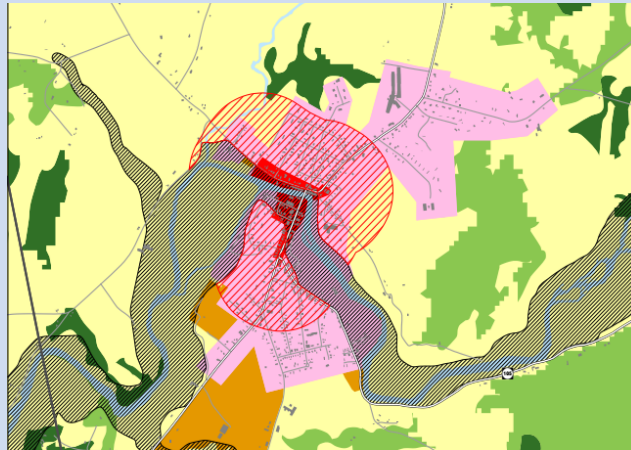


# *The Land Use Review Board*



**House Committee on Agriculture, Food Resiliency, and Forestry**

**February 7, 2025**

**Janet Hurley, Chair**

**Peter Gill, Executive Director**

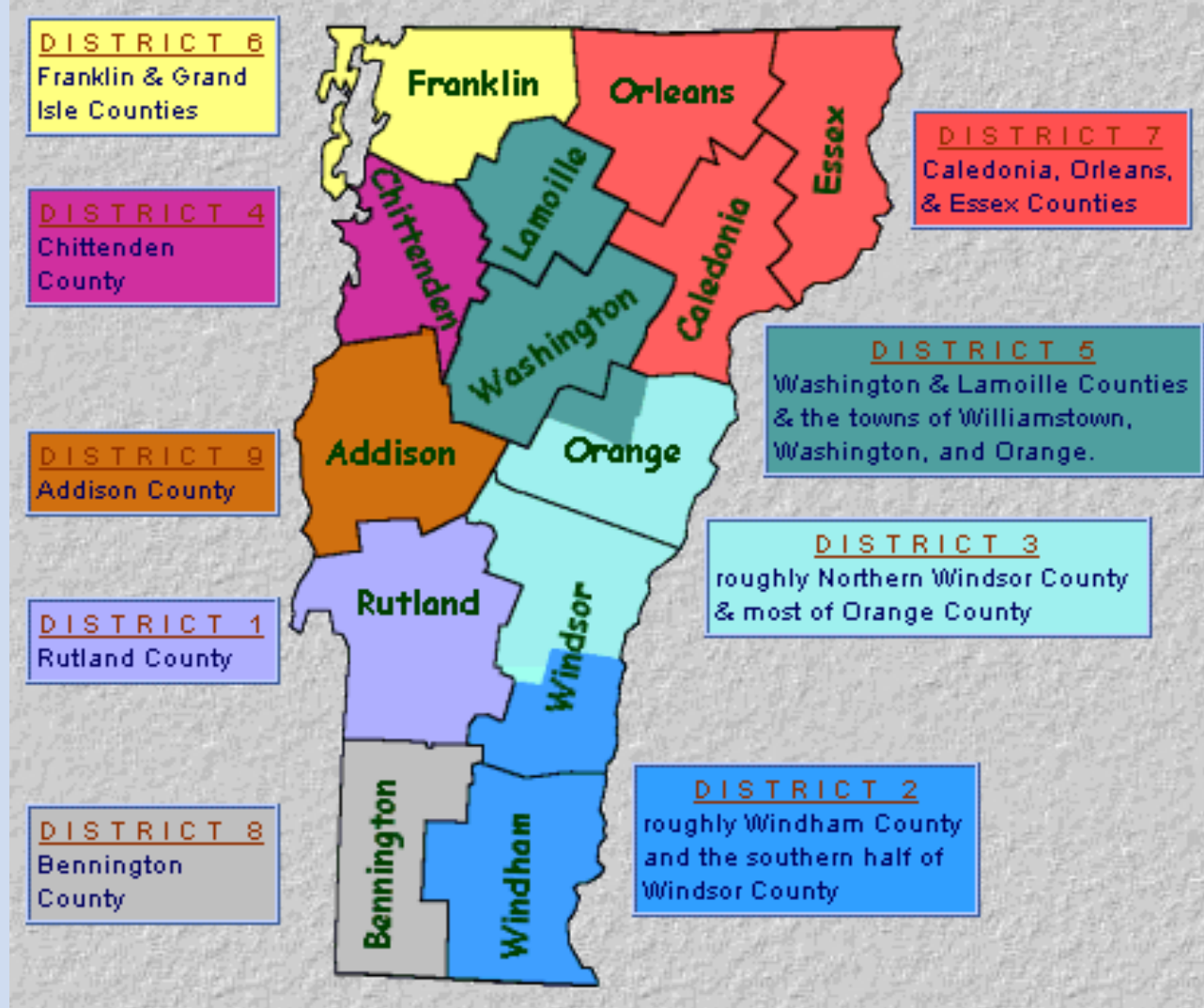
# What is Act 250?

- Comprehensive statewide **permitting system** that ensures development and subdivision projects... Conform with 32 standards (including impacts on natural, historic, and agricultural resources, government services, transportation infrastructure, energy usage, etc.)
- **Permit required** for certain sizes and types of projects
  - 6/10 lots
  - 10 units
  - commercial on 1/10+ acres or above 2,500 ft elevation
  - Certain water withdrawals, oil extraction, etc.
- But **no permit** for Farming, Logging, or forestry below 2,500 ft. elevation, among other specific exemptions.

The five appointed members of the **Land Use Review Board (LURB)** oversee Vermont's statewide land use review process and the District Commissions.

**District Commissions** (appointed) review and issue Land Use Permits.

**District Coordinators** (staff) issue jurisdictional opinions (JOs) deciding whether a permit is needed.



## Permitting by the Numbers

350 to 400 permit decisions issued

About 5% go to a hearing (majors)

0.2% denied

5-10 (1- 3%) decisions are appealed each year.

270 Jurisdictional Opinions issued (2024)

# The New Framework

## Land Use Plans | Designation & Investment | Act 250 Regulation

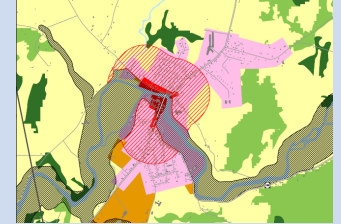


**Tier 3 subject to rulemaking; not derived from regional maps.**

This table represents land use, designation, and Act 250 jurisdiction categories, not land area acreage or percentage of land area.

# Act 181 (updates to Act 250)

- **Governance-** Appointed Full-time working Board with 6-year staggered terms with authority to :
  - Review of regional plans
  - Approval of future land use maps and 1a/b areas
  - Approval of designated areas
  - Reports and rulemaking
- **Jurisdiction-** provided structure for location-based jurisdiction and on-ramp
  - Interim housing exemptions
  - Tiers 1a/b, 2 and 3
  - Road rule
- **Review Criteria** – added habitat connector and forest fragmentation (8(c))



# Wood Products Manufactures Report:

**Goal:** how to address the Act 250 permitting process to better support wood products manufacturers and their role in the forest economy.

## Directives:

- examine the **Act 250 permitting** process and identify **how the minor permit process** provided for in 10 V.S.A. § 6084(g) has been **working** and whether there are **shortcomings or challenges**.
- The group may look at **permitting holistically** to understand the role of permits from the **Agency of Natural Resources, municipal permits**, where they apply, and Act 250 permits and develop recommendations to find **efficiencies** in the entire process or recommend an **alternative permitting process** for wood products manufacturers.



# Wood Products Manufactures Report:

## Completed:

- Significant data collection and permit collation
- Identified limitations in permitting data
- Developed survey and in-person interview questions
- Identified stakeholders and representative permit applicants
- Received feedback from Chief Performance Officer

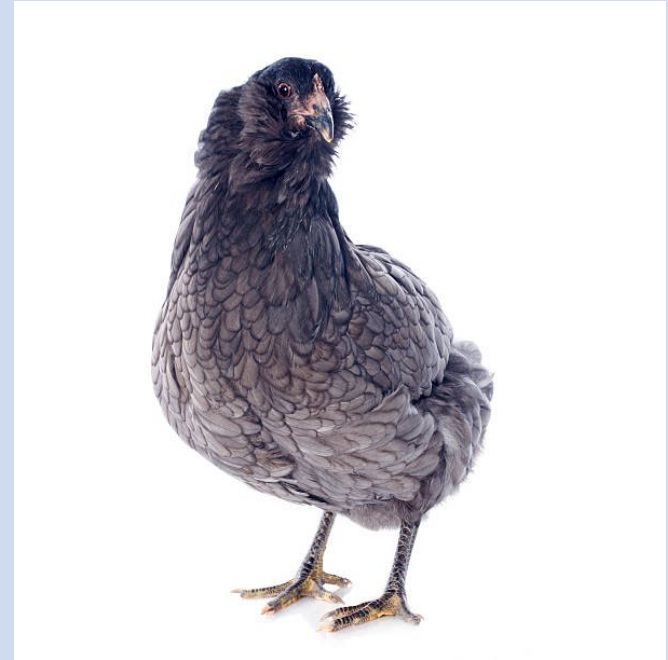
## To do:

- Launch survey, receive responses
- Conduct interviews
- Stakeholder input
- Draft report
- Public Feedback on draft report
- Final report



# Accessory On Farm Business Exemption

- Developed resources in collaboration with AAFM
- Received 1 inquiry about the exemption since July



# Questions

## Contact:

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