



Wood Products Manufacturing and Act 250 Permitting

If you are considering building or expanding a business to process or manufacture products out of wood, you might need an Act 250 land use permit from the State of Vermont. The State has established special laws to make Act 250 permitting easier for wood products manufacturing as follows.^{1 2}

Lower mitigation ratio for impacts on Vermont's best agricultural soils

If your project will impact Vermont's best soils for farming, you will need to [address those impacts](#). Act 250 allows wood products manufacturing projects to address those impacts at a lower ratio than most other projects.³

Meeting Your Operational Needs

Act 250 recognizes that processing and delivering wood products often means that you need to get up early and work late. Act 250 provides flexibility to get the work done. You may request an exception from standard hours of operation for up to 90 days per year. Additionally, flexible operating hours will be allowed for fuel wood delivery between October 1 and April 30.⁴

Potential to limit where a permit applies on your property

Some wood products businesses are located on large tracts of land. You may request that Act 250 limit its conditions to only a portion of your land.⁵

Potentially No Hearing

If your project will produce small amounts of wood products, it might qualify for review without a hearing.⁶

We're here to help.

If you're thinking about building or expanding a wood products manufacturing business, Act 250 staff can meet with you early in your planning process to identify environmental and land use issues to consider if you do need a permit. Contact the [Act 250 district coordinator](#) for more information.

Vermont's Agency of Natural Resources ("ANR") can also help guide you through its own permitting requirements and advise you about how those permits might dovetail with your Act 250 permitting. Reach out to [ANR's Office of Planning](#) for more details.

Not sure whether you need an Act 250 Permit?

To figure out whether you need an Act 250 permit at all, contact the [district coordinator](#) or fill out our [JO Request Form](#). For answers to any questions about Act 250 permitting, contact your [district coordinator](#) or call our main number at (802) 828-3309.



¹ In the event of a conflict between the information in this fact sheet and any statute or rule, the statute or rule shall control.

² <https://act250.vermont.gov/document/wood-products-manufacturers-supplemental-guidance>

³ [10 V.S.A § 6093\(a\)\(5\)](#)

⁴ [10 V.S.A. § 6086\(c\)\(2\)](#)

⁵ <https://act250.vermont.gov/documents/manual/stonybrook>

⁶ [10 V.S.A. § 6084\(g\)](#)