

S-325 House Environment Committee Testimony

2026-04-10- Commissioner of the Department of Housing and Community Development- Alex Furrel

- In favor of Repealing the “road rule” and “Tier three” regulations. Sees these provisions as not aligned with the goals of the Agency.
- Supports tax credits for centers with historic districts.
- Showed support for extending exemption timelines, applying these exemption to additional areas, and changing 1A permit delegation.
- Does not support a full repeal of Act 181, only the “road rule” and “Tier 3” zoning.

2026-04-14- Vermont Land Use Review Board, Chair-Janet Hurley, Vice Chair-Sarah Hadd

- Since being seated, held weekly meeting across the state.
- Finalized Regional Planning Commission application guidelines and are conducting review of 11 regional plans.
- Asking for extensions to deadlines in regards to Tier 3 and Criterion 8C rulemaking *8C Criterion (requires development projects not cause undue adverse impacts on forest blocks and habitat connectors).
- Recommends requiring flood hazard and river corridor standards for priority housing projects.
- Request an extension to the Tier 2 report to define Tier 2 lands based on data and public input.
- Requests addition GIS(Geographic Information System) support to properly map out lands.

2026-04-14- Billy Coster, the Director of Planning and Policy- Vermont Agency of Natural Resources

- Current Timeline for implementing Tier 3 and the Road Rule is not realistic and lack public support.
- Landowners have revoked public use of trails in protest to these regulations, showing deep public backlash in rural areas.
- Supports repealing these problematic sections of Act 181 to allow for a more ground up solutions and win back rural stakeholders.

-Support the effort to prevent forest fragmentation and the creation and implementation of the LURB.

2026-04-16- Kati Gallagher- Vermont Natural Resources Council- Sustainable Communities Program Director

-Proposes a provision that defines “municipal water and sewer service area” from S328 to S225.