



# Vermont Wetland Rules

## Edits to Conform with Executive Order 06-25 “Promoting Housing Construction and Rehabilitation”

Laura Lapierre, Wetlands Program Manager

Wetland boundary identification is a science.

Wet Soils

Water-Loving Plants

Signs of Water

Rules adopted in 1990, Class II wetlands are mapped or connected to mapped area.

2010 Rule change includes significant wetlands that are not mapped as Class II.

### Vermont Wetland Rules regulate activities in protected wetlands and buffer zone

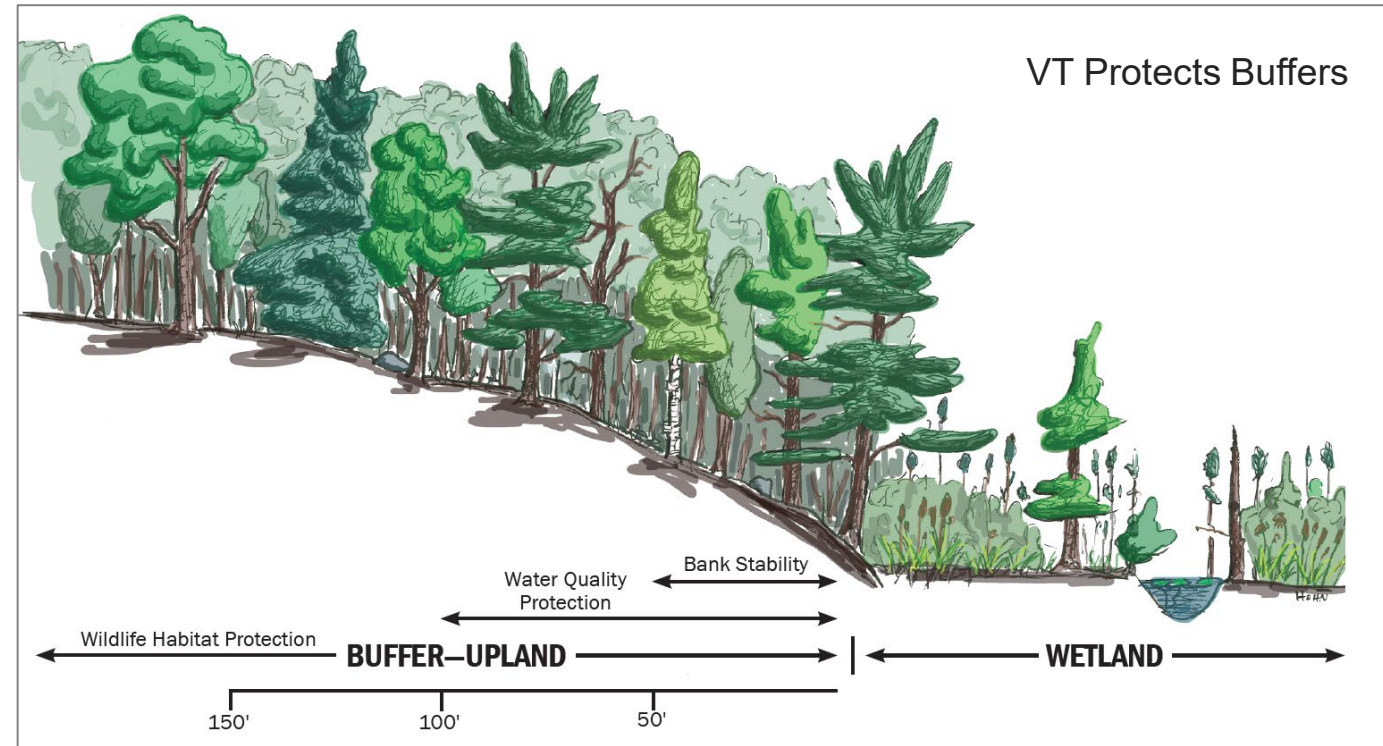
#### VT Wetland Classification System:

Class I: Exceptional function and value

Class II: Significant function and value

Class III: Not significant, no regulation

Permits are issued when an activity cannot be placed elsewhere and functions and values are not adversely affected or adverse effects are mitigated.



# Executive Order 06-25: Promoting Housing Construction and Rehabilitation

Issued September 17, 2025

Section III: Environmental Review Streamlining

## 3.1 Wetland Modification

- Establishes “Designated Areas”
- No permits required for unmapped Class II wetlands (including wetlands contiguous to mapped wetland)
- Buffers to mapped wetlands are reduced to 25 feet
- Rule to be amended before implementing directive



# Rule Proposal Edits

Section 6.26 - addition of an allowed use for residential housing

Sections 8.4 and 9.6 - removal of the reconsideration process

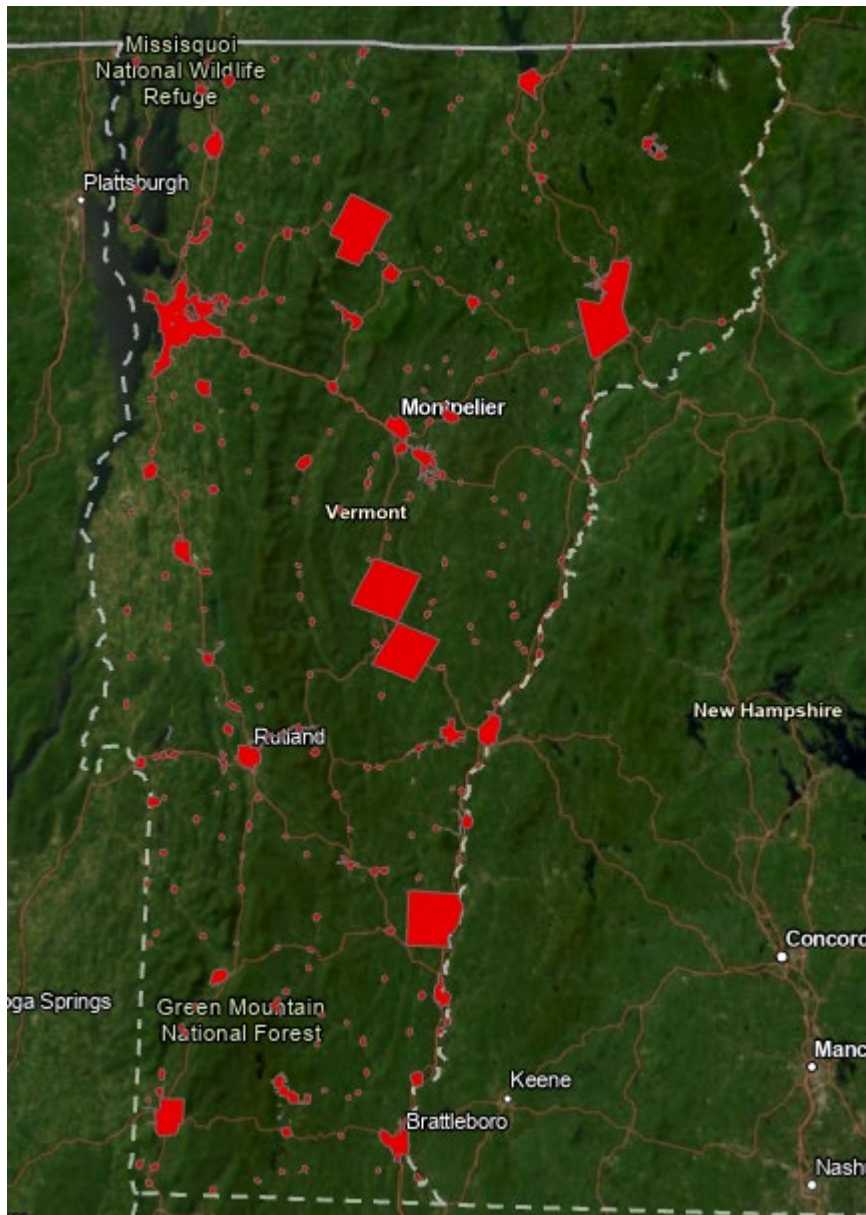
Section 8.5 - amended to standardize the wetland map edit process



# **Section 6.26 Allowed Use (activities in wetland and buffer that don't need a permit)**

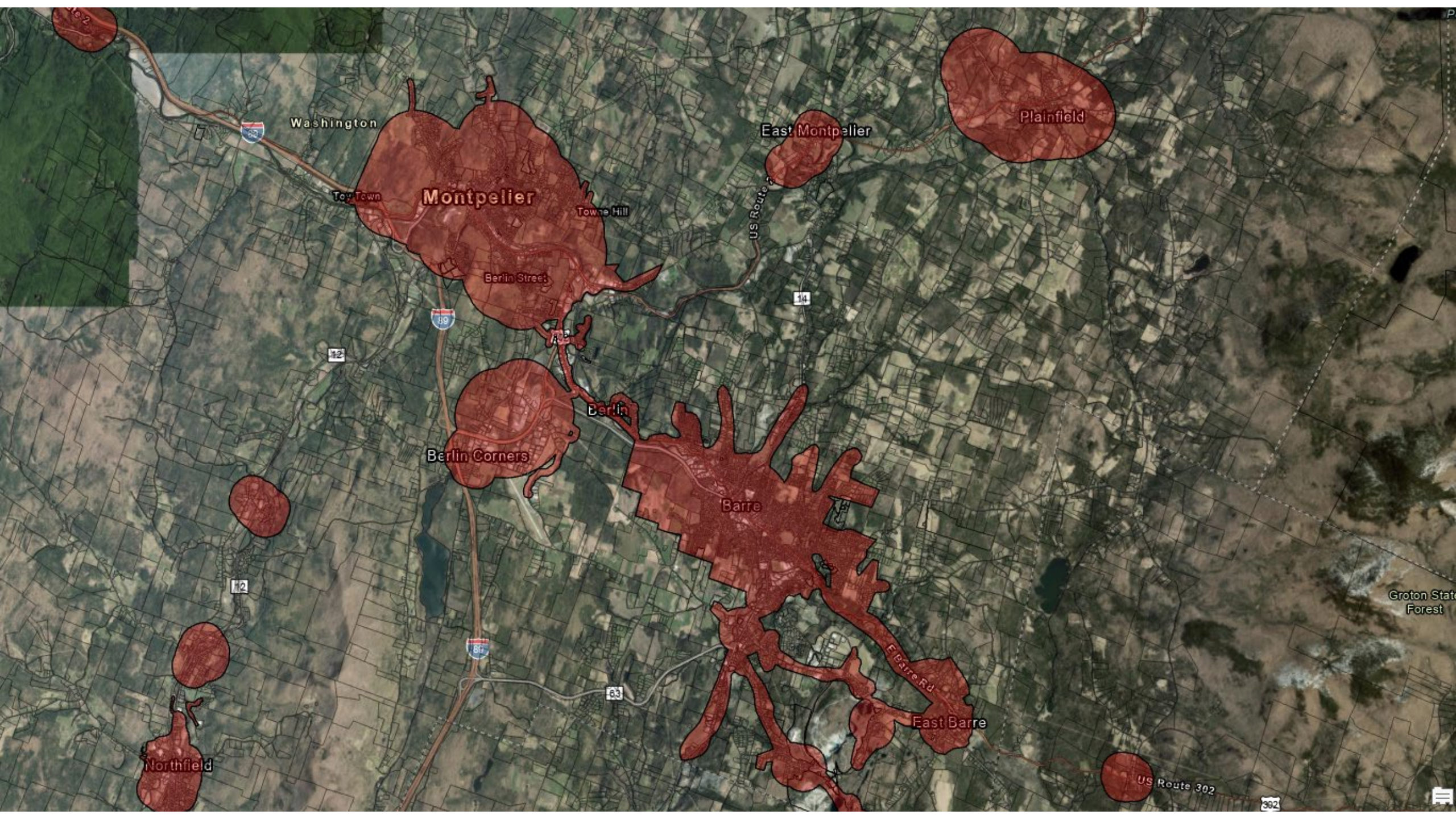
Construction of residential housing projects and related required utilities located in designated areas and outside of 25 feet of a mapped wetland area, unless the activities are necessary utilities following Best Management Practices.





## Allowed Use Housing Areas (Red)

- Does not include all sewer line service areas or municipal waterlines.
- Map shows all of Opportunity Zones but only those areas with sewer hookup or “suitable soil for wastewater disposal” (aka, has a wastewater permit) qualify for allowed use.



Washington

Toy Town

Montpelier

Towne Hill

Berlin Street

East Montpelier

Plainfield

US Route 302



12

14

Berlin

Berlin Corners

Barre

12



63

E Barre Rd

East Barre

Northfield

US Route 302

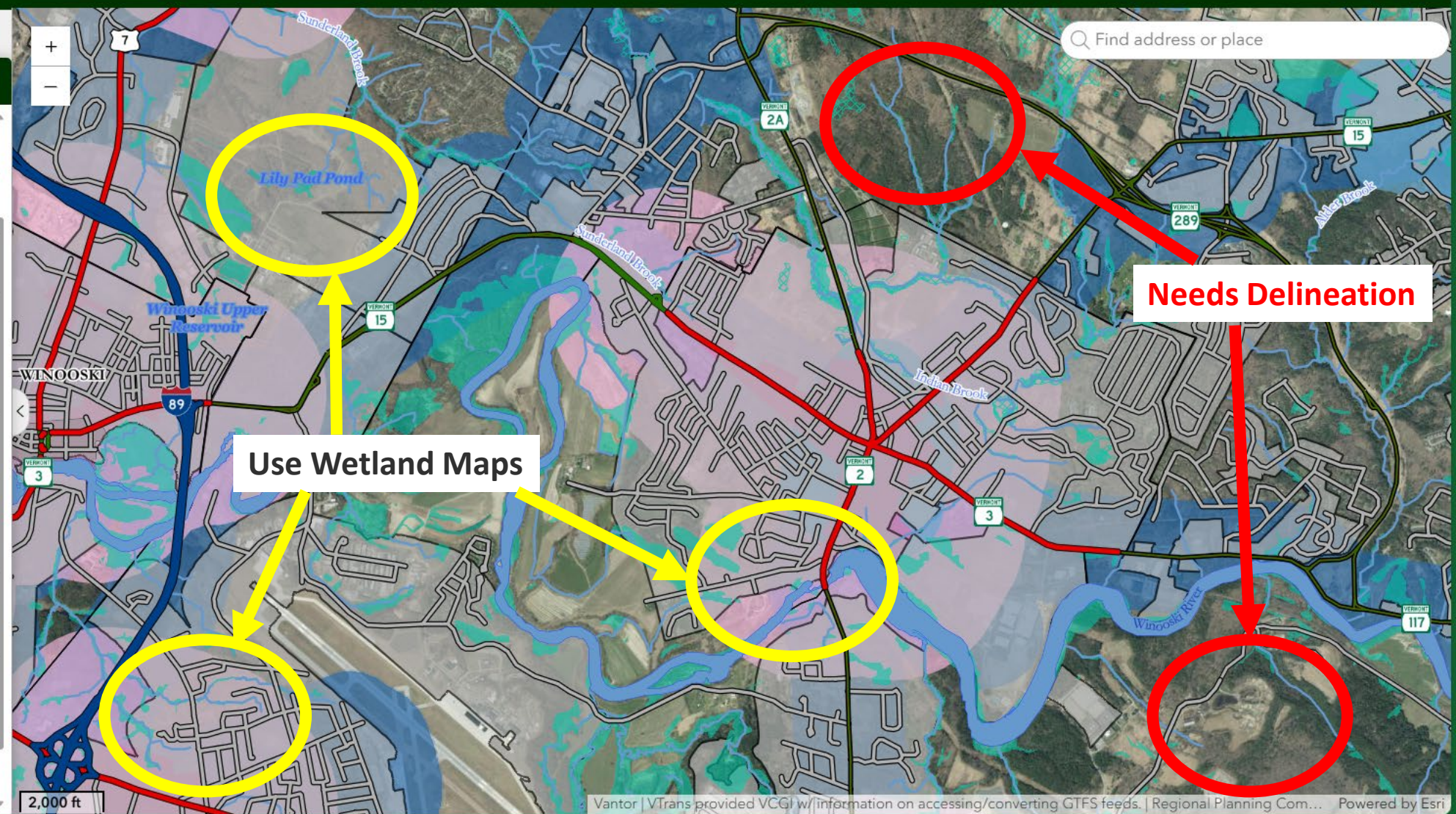
302

Groton State Forest

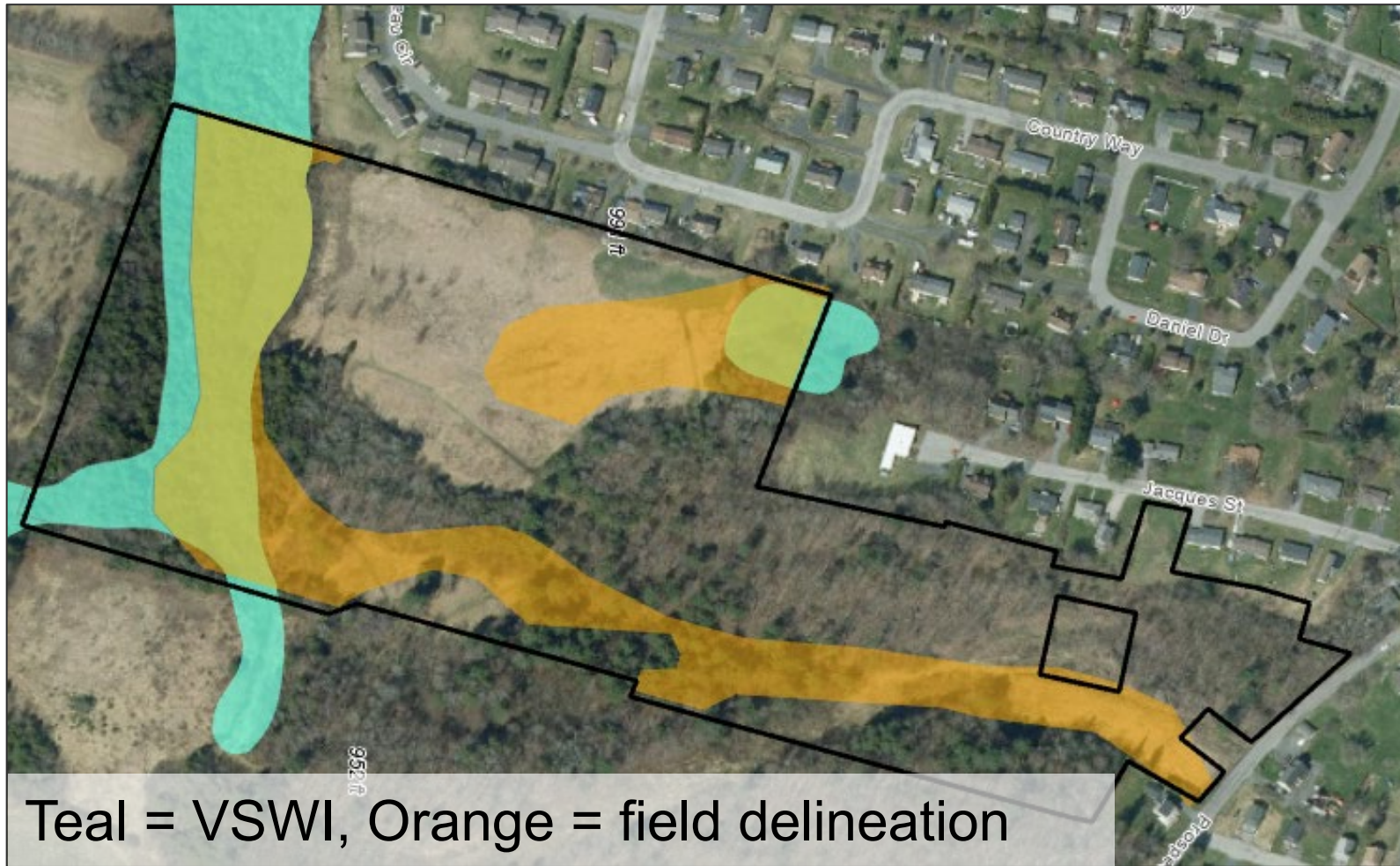
# Wetland Permitting Modification Areas for Residential Housing

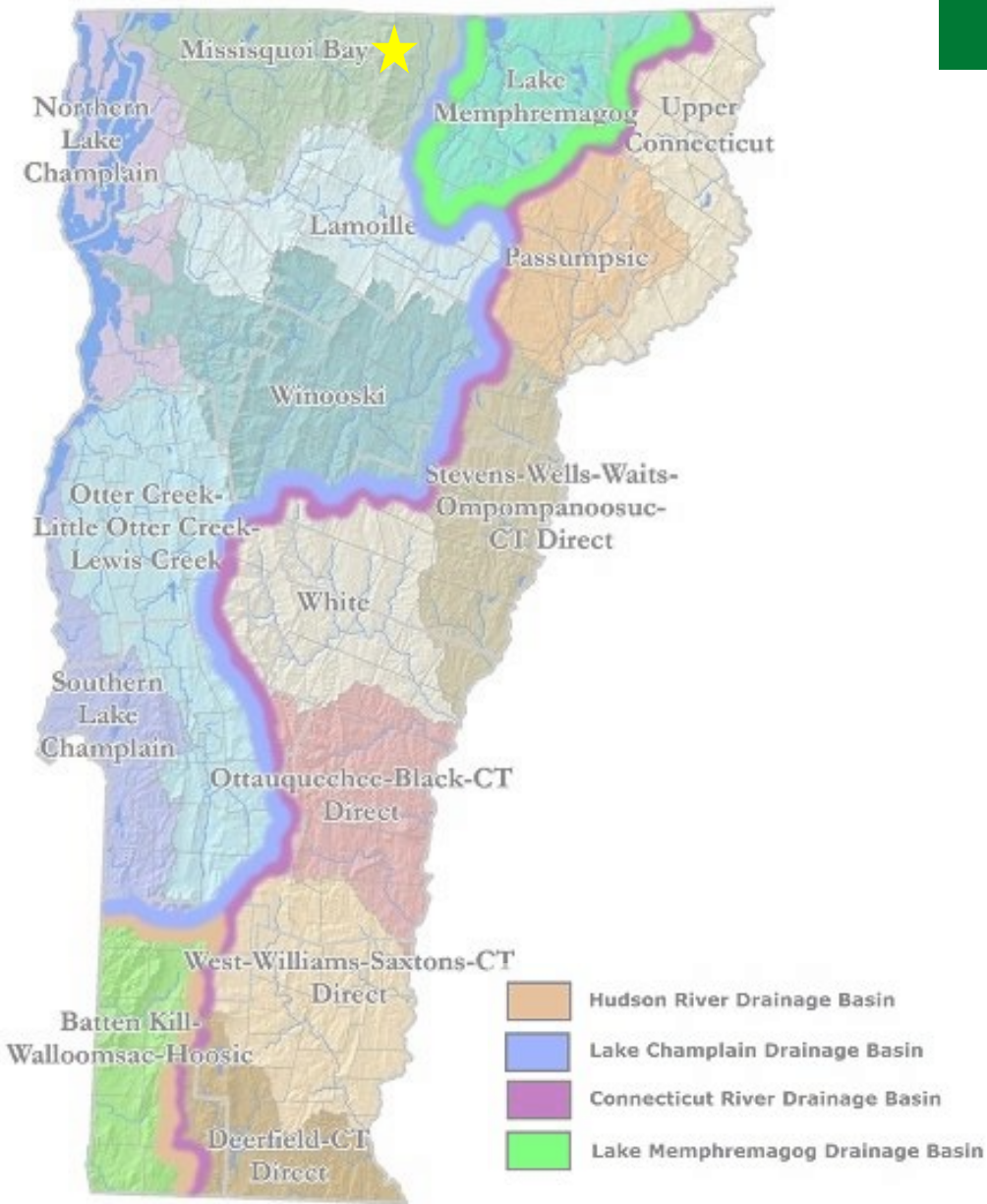
Map Layers

- Modification Areas
  - Sewer Service Area
  - I.) Downtown District Area
  - II.) Town and Growth Centers & Development Areas
  - III.) Village Center & Buffer
  - IV.) Priority Housing Projects within Buffer
  - V.) Urbanized Area within Transit Route Buffer
- Vermont Opportunity Zones
- Designation Boundaries



# Mapping vs. Field Delineated Wetland





# Statewide VSWI Update

Missisquoi River Basin Wetlands were updated for the VSWI in early 2023.

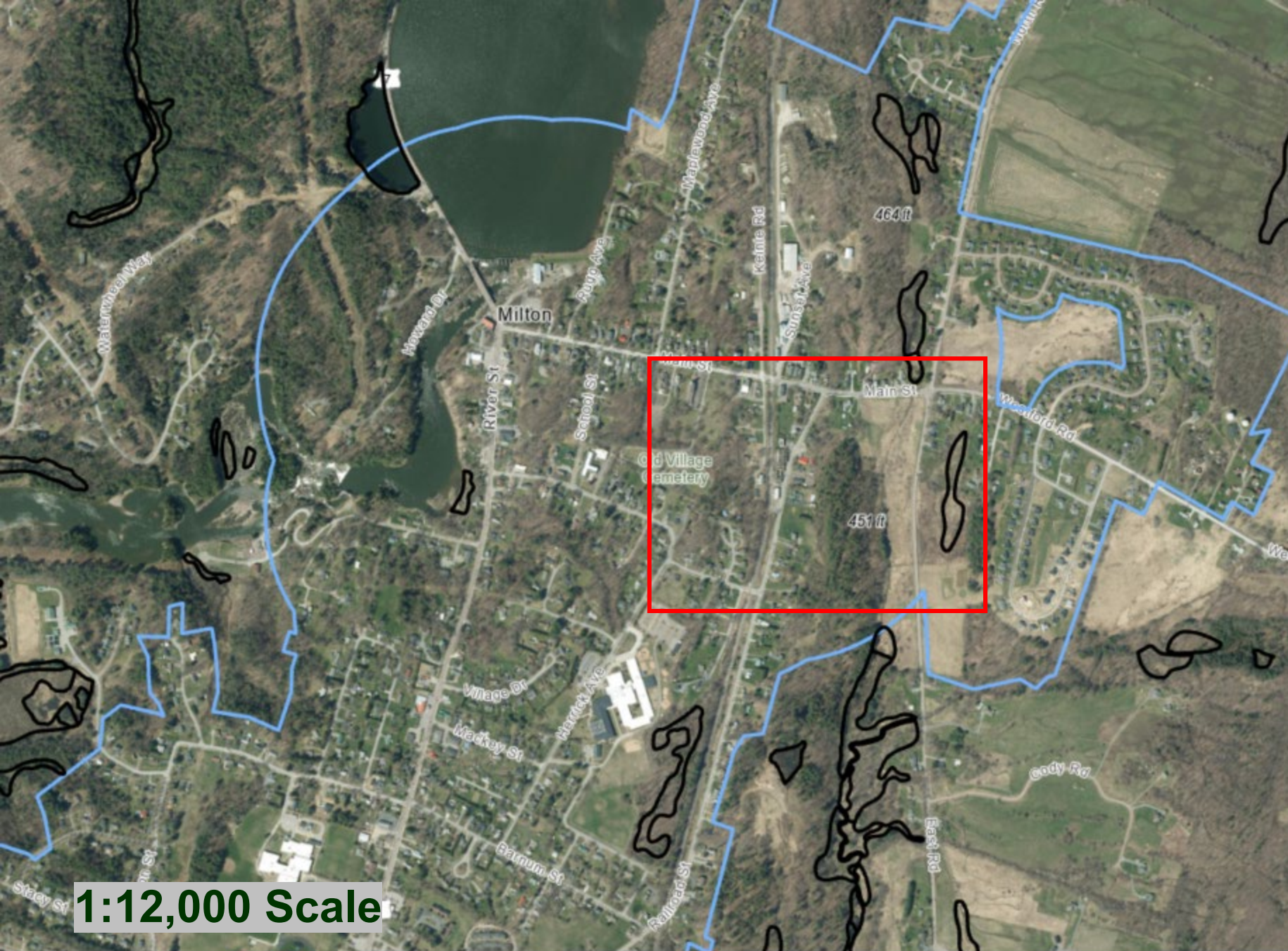
**Winooski, Otter Creek, Little Otter, Lewis Creek, and Pike River completed 2025.**

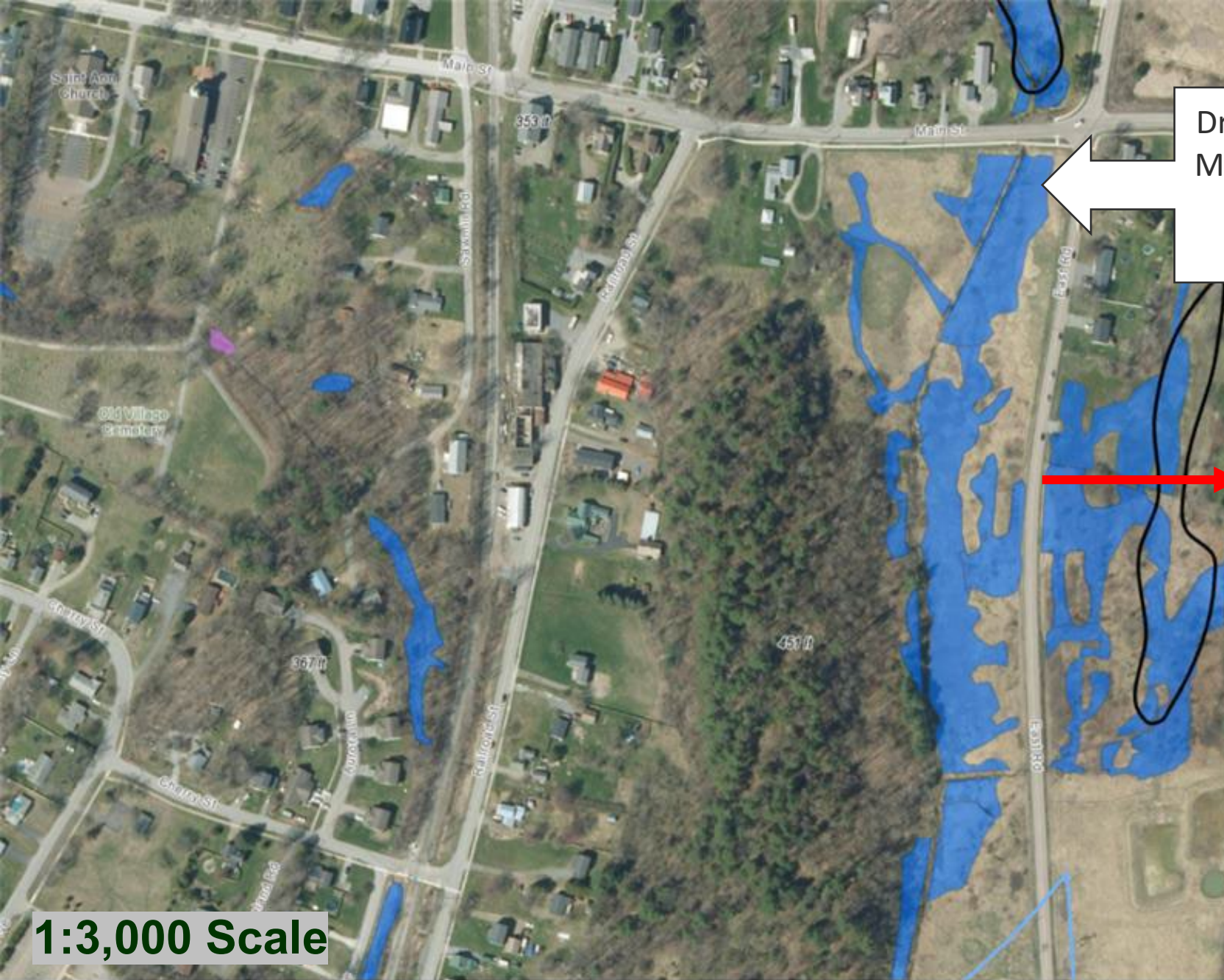
**Connecticut River Basin and Northern Lake Champlain Direct early 2026.**

Remainder of the State completed in 2026.

Also adding delineations from permits and site visits (ongoing)







Draft Wetland Mapping from Wetlands Program

1:3,000 Scale



Street View

# Topnotch Residential Condominiums

