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S.328

Senators Watson and Hardy move that the report of the Committee on Economic Development, Housing, and General Affairs be amended as follows:

First: By striking out Sec. 8, 24 V.S.A. § 4303, in its entirety and inserting in lieu thereof a new Sec. 8 to read as follows:

Sec. 8. 24 V.S.A. § 4303 is amended to read:

§ 4303. DEFINITIONS

The following definitions shall apply throughout this chapter unless the context otherwise requires:

* * *

(42)(A) An area “served by municipal sewer and water infrastructure”

means:

~~(i) an area where residential connections and expansions are available to municipal water and direct and indirect discharge wastewater systems and not prohibited by:~~

~~(I) State regulations or permits;~~

~~(II) identified capacity constraints; or~~

~~(III) municipally adopted service and capacity agreements; or~~

~~(ii) an area established by the municipality by ordinance or bylaw where residential connections and expansions are available to municipal water and direct and indirect discharge wastewater systems and which may exclude:~~

1 ~~(I)~~(i) flood hazard or inundation areas as established by statute,
2 river corridors or fluvial erosion areas as established by statute, shorelands,
3 areas within a zoning district or overlay district the purpose of which is natural
4 resource protection, and wherever year-round residential development is not
5 allowed;

6 ~~(II)~~(ii) areas with identified service limits established by State
7 regulations or permits, identified capacity constraints, or municipally adopted
8 service and capacity agreements;

9 ~~(III)~~(iii) areas served by sewer and water to address an
10 identified community-scale public health hazard or environmental hazard;

11 ~~(IV)~~(iv) areas serving a mobile home park that is not within an
12 area planned for year-round residential growth;

13 ~~(V)~~(v) areas serving an industrial site or park;

14 ~~(VI)~~(vi) areas where service lines are located to serve the areas
15 described in subdivisions ~~(III)~~–~~(V)~~(iii)–(v) of this subdivision ~~(ii)~~, but no
16 connections or expansions are permitted; or

17 ~~(VII)~~(vii) areas that, through an approved Planned Unit
18 Development under section 4417 of this title or Transfer of Development
19 Rights under section 4423 of this title, prohibit year-round residential
20 development.

1 (B) Municipally adopted areas served by municipal sewer and water
2 infrastructure that limit sewer and water connections and expansions shall not
3 result in the unequal treatment of housing by discriminating against a year-
4 round residential use or housing type otherwise allowed in this chapter.

5 Second: By adding a reader assistance heading and two new sections to be
6 Secs. 9a and 9b to read as follows:

7 * * * Housing Reports * * *

8 Sec. 9a. FARMWORKER HOUSING REPORT

9 On or before January 15, 2027, the Vermont Housing and Conservation
10 Board shall update the Farmworker Housing Needs Assessment of 2021.

11 Sec. 9b. FARM WORKER HOUSING REPORT; LAND USE REVIEW

12 BOARD

13 On or before January 15, 2028, the Land Use Review Board shall report on
14 the ways housing for farm workers on farms is impacted by Act 250 and to the
15 extent that it is, what changes the Board recommends encouraging additional
16 construction of it. The Board shall submit the report to the House Committees
17 on Agriculture, Food, and Markets; on Environment; and on General and
18 Housing and the Senate Committees on Agriculture; on Economic
19 Development, Housing and General Affairs; and on Natural Resources and
20 Energy.