

Policy/Project Review Committee – Project Review Worksheet **Act 250 Section 248 Both**

Project: \_\_\_\_\_ Review Date: \_\_\_\_\_ Reviewer: \_\_\_\_\_

<p><b>Economic Development Act 250 Section 248 Both</b></p> <ol style="list-style-type: none"> <li><b>1. Improve the health of citizens and businesses by supporting the region’s unique geography and landscape.</b> <ol style="list-style-type: none"> <li>a. Increase the production and marketing of local foods, beverages and natural products as well as expand access to those products at local and broad-based markets by supporting production and educating and engaging the public.</li> </ol> </li> <li><b>2. Ensure that businesses, employees and communities have access to funding that is achievable and affordable, business costs that are reasonable and appropriate, and an infrastructure that is available and dependable.</b> <ol style="list-style-type: none"> <li>a. Support efforts to bring in additional public and private resources to expand and upgrade infrastructure including water, broadband internet, wastewater and energy.</li> <li>b. Forge strategic partnerships for creating a full range of housing options across the entire pricing spectrum to affordably house the regional workforce.</li> </ol> </li> </ol>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p>
<p><b>Economic Infrastructure Act 250 Section 248 Both</b></p> <ol style="list-style-type: none"> <li><b>1. Develop and maintain a high-quality, affordable telecommunications infrastructure that provides the most efficient and effective as well as the least obtrusive system possible.</b> <ol style="list-style-type: none"> <li>a. Promote Internet provider programs that offer reduced-cost broadband plans for families who qualify for the free or reduced-cost lunch program. Advocate for the expansion of these programs to more Internet providers.</li> <li>b. Identify and inventory specific technology infrastructure needs, such as telecommuting hubs and Wi-Fi hotspots.</li> </ol> </li> <li><b>2. Ensure the availability of broadband access in order to increase economic opportunity and support economic diversity.</b> <ol style="list-style-type: none"> <li>a. Consolidation of new telecommunications facilities on existing sites is preferred over the development of new sites. New telecommunications equipment and towers shall be sited in the least obtrusive and least ecologically sensitive areas possible.</li> <li>b. Promote universal access to high-speed broadband and emerging telecommunications technologies.</li> <li>c. Ensure that the telecommunications system and related infrastructure fit within the character of the area as defined by the local and regional plans.</li> <li>d. Target higher broadband speeds for village centers, downtowns and growth centers to encourage development.</li> </ol> </li> </ol>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p>
<p><b>Energy Act 250 Section 248 Both</b></p> <ol style="list-style-type: none"> <li><b>1. Ensure the region’s users have access to reliable, environmentally responsible, affordable and diverse energy supplies.</b> <ol style="list-style-type: none"> <li>a. Support the diversification of energy sources in the region, including net-metering, off-grid and community-scaled distributed generation projects to enhance self-sufficiency and resiliency.</li> <li>b. Ensure that energy generation, distribution and transmission facilities effectively analyze all anticipated socioeconomic, environmental, aesthetic/scenic and public health and safety impacts—both positive and negative—and avoid undue adverse impacts in these areas. Adverse impacts that cannot be avoided shall be minimized and mitigated. (See the Planning and Reviewing Energy Projects section.)</li> </ol> </li> </ol>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p>

- c. Ensure that energy-generation facilities thoroughly address expected plans for reliability, efficiency, operation and decommissioning.
- d. Upgrade existing and construct new energy transmission/distribution lines or facilities when necessary to improve supply, reliability and efficiency.
- e. Build new distribution lines adjacent to and parallel to existing operational energy transmission corridors except where doing so results in undue negative economic or environmental impacts.

**2. Increase the use of energy conservation practices in site planning and development at the local and regional levels.**

- a. Support land-use patterns that require less energy consumption per the regional land use plan.
- b. Ensure that regional transportation planning accounts for projected population increases while employing methods to reduce transportation carbon emissions.
- c. Ensure that residential, commercial and municipal buildings and facilities are constructed using the most effective energy-efficiency and weatherization methods or standards.
- d. Support energy audits and incentive programs as methods to increase energy efficiency in retrofitting existing buildings or developing new buildings.

**3. Support and enable the development of new renewable energy generation.**

- a. Support and promote renewable energy installations in the residential, commercial, agriculture and industrial sectors.
- b. Support the development of energy systems that utilize locally produced biomass and gaseous by-products for local and regional energy consumption.
- c. Support communities in enabling and establishing standards for appropriately sited and scaled renewable energy systems.

**PLANNING AND REVIEWING ENERGY PROJECTS**

Because of rising energy prices, environmental consequences of fossil fuels and new state/federal incentive programs, NRPC anticipates more development of small- and community-scale energy-generation facilities in the region. When planning for and reviewing proposals for energy-generation facilities subject to Section 248 or other regulatory reviews, NRPC shall consider the following strategies and policies:

- 1. Aesthetic concerns and scenic character:** Aesthetic and scenic impacts shall be considered, including the character of the proposed site and the degree to which the proposed facility will fit with the existing landscape. Proposed projects shall meet the aesthetic test set forth under Criterion 8 of Act 250.
- 2. Natural resource impacts:** Power-generation facilities shall be sited so as not to destroy or have an undue adverse impact on necessary wildlife habitats, ecological systems and water and/or air quality. The review of impacts shall not be limited to the power generators alone, but shall also include other elements of the facility such as access roads, site clearing, on-site power lines, substations, lighting and off-site power lines.
- 3. Noise, vibration, glare and other concerns:** Operating noise, vibration, glare and other impacts can be produced by power-generation facilities. Designers shall take reasonable mitigation measures to minimize or eliminate such impacts from having an undue adverse effect on neighboring properties.
- 4. Health and safety concerns:** Energy-generation facilities shall take reasonable mitigation measures to minimize or eliminate health and safety concerns resulting from the transport of fuel, waste or other products, and other impacts of generation, such as electric and magnetic fields.

Yes  No  N/A  
Comment

Yes  No  N/A  
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Yes  No  N/A  
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Yes  No  N/A  
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Yes  No  N/A  
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Yes  No  N/A  
Comment

<p><b>5. Plans for decommissioning:</b> Power-generation facilities deemed to be abandoned or unused shall be removed by the owners/operators within a reasonable time from cessation of operations. Restoration or enhancement of the site to its natural state shall be the objective of this effort.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p>
<p><b>Transportation Act 250 Section 248 Both</b></p> <p><b>1. Ensure all of the region’s residents have access to safe and affordable transportation options regardless of age, physical ability or economic status.</b></p> <ul style="list-style-type: none"> <li>a. Ensure that the region’s transportation network will accommodate all users including pedestrians, bicyclists, motorists, freight and public transit users.</li> <li>b. Seek out engineering, enforcement and behavior change solutions to address safety issues on the transportation network.</li> <li>c. Support new and expand existing public transportation services to serve both transit-dependent and transit-by-choice riders.</li> </ul> <p><b>2. Use creative approaches to maintain, improve and expand the region’s transportation network.</b></p> <ul style="list-style-type: none"> <li>a. Use innovative planning, design, construction and contracting techniques to reduce cost and improve project delivery while still allowing for transparency and public oversight.</li> <li>b. Facilitate public/private partnerships that implement the recommendations of local, regional and state planning efforts.</li> </ul> <p><b>3. Ensure the transportation network enhances residents’ overall quality of life, supports regional land use goals and expands economic opportunities.</b></p> <ul style="list-style-type: none"> <li>a. Ensure that construction and maintenance of the transportation network minimizes negative impacts on natural, cultural and scenic resources.</li> <li>b. Use appropriate Complete Streets techniques depending on the land use context.</li> <li>c. Develop and maintain rail, truck freight and air facilities in a manner that supports efficient operation of the system, ensures compatibility with the host community and increases economic opportunities for the region.</li> <li>d. Implement the land use and transportation recommendations from regionally endorsed (i.e., TAC or NRPC board) corridor plans.</li> <li>e. When possible, implement the goals of the Vermont Comprehensive Energy Plan when developing new transportation projects and programs.</li> <li>f. Ensure that new land development does not negatively impact safety of any mode within the transportation network.</li> <li>g. New public and private transportation infrastructure shall be designed and built to interconnect with adjacent land development(s).</li> </ul>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p>
<p><b>Natural and Cultural Resources Act 250 Section 248 Both</b></p> <p><b>1. Protect significant natural resources, including air, wetlands, wildlife, lakes, ponds, woodlands, earth resources, open spaces, groundwater resources and wildlife habitat.</b></p> <ul style="list-style-type: none"> <li>a. Support efforts to reduce air pollutants generated in the region from the residential, commercial, industrial and transportation sectors.</li> <li>b. Ensure that development in floodplain areas does not impede the flow of flood waters or endanger public health, safety and welfare.</li> </ul>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p>

<p>c. Locate and configure land development to avoid the fragmentation of and adverse impacts to natural areas, critical wildlife habitat and connectivity areas identified in the regional plan or local plans by the Vermont Agency of Natural Resources, or through site investigation.</p> <p><b>2. Protect and conserve historically significant buildings and locations, archaeological resources, and important scenic and aesthetic resources identified in local and regional plans.</b></p> <p>a. Ensure that new land development minimizes impact on archaeological sites.</p> <p>b. Ensure that land development along prominent ridgelines and hilltops is designed to fit within the landscape and avoid undue adverse visual impacts.</p> <p>c. Encourage communication facilities to limit their impact on scenic resources by reducing their size or location so that exterior lighting is not required, by seeking opportunities for co-location, and by choosing sites, shapes and colors of structures that reduce visual impact.</p> <p>d. Encourage energy generation and distribution facilities to minimize their visual impact on ridgelines, slopes and open areas.</p> <p>e. Ensure that historically significant buildings and locations are conserved and/or made available for adaptive reuse whenever feasible considering their cost and condition.</p> <p><b>3. Maintain or improve the quality of lakes, ponds, rivers, streams and groundwater.</b></p> <p>a. Forbid the use of persistent harmful and toxic pollutants in groundwater recharge areas or in areas where they could enter surface or sub-surface waters.</p> <p>b. Ensure that development mitigates the anticipated effects on water quality through Low Impact Development techniques, such as limiting the amount of impervious surface on a site and incorporating adequate amounts of vegetation, trees and shrubs to aid in stormwater treatment.</p> <p>c. Improve surface water quality and protect it from point and non-point nutrient loading.</p> <p>d. Maintain and expand vegetative buffers along surface waters of sufficient width as a tool for improving water quality and protecting habitat.</p> <p>e. Support the removal of the Missisquoi and Carry Bay causeways.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p>
<p><b>Land Use Act 250 Section 248 Both</b></p> <p><b>1. Ensure the region continues to be characterized by compact villages and growth centers separated by rural countryside and the working landscape.</b></p> <p>a. Support infill and redevelopment of designated growth centers or existing strip development areas over new commercial strip development.</p> <p>b. Locate intensive residential development primarily in areas within or related to state or regionally designated growth areas.</p> <p>c. Ensure that residential development outside of growth centers, downtowns, villages and hamlets is clustered or otherwise designed to work with the landscape in terms of energy efficiency, protection of ecologically sensitive areas and conservation of farmland.</p> <p>d. Ensure that public investments—including public facilities and the construction or expansion of infrastructure—will promote expansion in growth areas designated in this plan and will not encourage the development and/or fragmentation of farmlands or other resource areas.</p> <p>e. Ensure that the scale, siting, design and management of new development respect the existing landscape and the character of the area’s built environment.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p>

<p><b>2. Maintain healthy and diverse forest and conservation areas as well as a strong working landscape, including agriculture and forestry.</b></p> <ul style="list-style-type: none"> <li>a. Ensure that development respects the physical limitations of the site and avoids negative impacts on the natural and cultural features of the landscape.</li> <li>b. Ensure that development in rural, forestry and conservation areas will not diminish the viability of agricultural or woodland operations, or fragment large contiguous tracts of woodland or wildlife habitat/corridors.</li> <li>c. Limit the loss of prime and primary agricultural soils and active farmland to the greatest degree possible, and mitigate it whenever the loss cannot be prevented.</li> <li>d. Ensure that development in designated conservation areas on the proposed land use map will be small scale and will not diminish the environmental value of the lands. Only allow development farther than 1,000' from road centerlines in conservation areas if it advances conservation goals.</li> <li>e. Encourage the development of local businesses that add value to agricultural and forest products grown in Vermont and site them in locations that minimize conflicts with neighboring land uses.</li> <li>f. Support agricultural, forest and conservation land protection strategies including but not limited to transfer of development rights, purchase of development rights, fee-simple purchase of agricultural lands and use of value tax assessment.</li> </ul> <p><b>3. Target future economic growth primarily in the region's existing and planned growth areas.</b></p> <ul style="list-style-type: none"> <li>a. Locate industrial development first in existing industrial areas. Ensure that industrial growth outside of existing industrial areas is located near or within growth areas designated in the municipal and regional plan, on property with sufficient infrastructure.</li> <li>b. Ensure that mixed-use development occurs at significantly higher densities and on a larger scale in planned growth areas than in the surrounding region.</li> <li>c. Scale retail and commercial developments to primarily serve the market of the regional, sub-regional or local growth center.</li> </ul>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p>
<p><b>All Disaster Resilience Act 250 Section 248 Both</b></p>	
<p><b>1. Reduce the loss of life and injury resulting from all-hazards events.</b></p> <ul style="list-style-type: none"> <li>a. Ensure that municipalities identify emergency management directors and emergency management coordinators who are qualified to fulfill the duties as required under Title 20 V.S.A. § 6.</li> <li>b. Ensure that municipal and regional response plans are in place for all-hazards events including community events such as fairs, festivals and sporting events.</li> <li>c. Ensure that all municipalities and major employers have flood emergency preparedness, all-hazards preparedness and response plans in place.</li> <li>d. Except in growth areas designated in local and regional plans, discourage new development in identified flood hazard, fluvial erosion and river corridor protection areas. If new development is to be built, it must not exacerbate flooding and fluvial erosion.</li> </ul> <p><b>2. Ensure the region's communities are resilient to all-hazards events; include hazard mitigation planning, such as flood resiliency, in the municipal planning process.</b></p> <ul style="list-style-type: none"> <li>a. Recognize the connections between land use, stormwater, road design and maintenance as well as their effects from disasters, and incorporate mitigation into site design and infrastructure planning.</li> </ul>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p>

<p><b>b.</b> Ensure that resiliency measures are compatible with natural features, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests; historic resources; the character of neighborhoods; and the capacity of the community to implement them.</p>	
<p><b>Infrastructure: Water Supply, Wastewater, Stormwater, &amp; Solid Waste Act 250 Section 248 Both</b></p> <p><b>1. The water supply for the region will not be contaminated, depleted or degraded and there will sufficient quantity to support existing and future residential, commercial and industrial needs.</b></p> <ul style="list-style-type: none"> <li>a. Land development shall not threaten to pollute or deplete groundwater resources or exceed existing or planned public water supply capacity.</li> <li>b. Development that could negatively impact ground and surface water must not be located in identified water protection areas and groundwater recharge areas or where such development is likely to adversely impact water supplies.</li> <li>c. Withdrawal of groundwater must not exceed the recharge rate over a reasonable period of time and must not interfere with the reasonable withdrawal of groundwater by other users.</li> </ul> <p><b>2. Residents, communities and businesses will have solid waste disposal, wastewater treatment systems and stormwater treatment methods that are cost-effective and environmentally sound.</b></p> <ul style="list-style-type: none"> <li>a. New or upgraded wastewater management systems will reinforce the desired settlement patterns of compact villages and growth centers separated by rural countryside.</li> <li>b. Creative inter-municipal and public/private partnerships that promote cost-savings for providing wastewater and stormwater treatment are encouraged.</li> <li>c. Long-range community facility plans and capital budgets will guide the creation, upgrade or expansion of wastewater and stormwater treatment systems.</li> <li>d. New development that creates an undue adverse impact on solid waste disposal, wastewater treatment and/or stormwater treatment will contribute funds to increase the capacity of these systems.</li> <li>e. The cumulative impact of development on stormwater facilities must be addressed in considering stormwater treatment options.</li> <li>f. Stormwater management and facility design must incorporate: consideration of cumulative impact, low impact development techniques, green stormwater infrastructure and long term maintenance plans.</li> </ul>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p>
<p><b>Infrastructure: Education, Libraries &amp; Recreation Facilities Act 250 Section 248 Both</b></p> <p><b>1. Provide high-quality educational and vocational opportunities that meet the needs of our population, regardless of age or economic status.</b></p> <ul style="list-style-type: none"> <li>a. Ensure that new developments shall not place undue burden on the capacity of local school systems. Support efforts to ensure that the working landscape—including agriculture, forestry and value-added production—remains a key sector in the region’s economy.</li> </ul> <p><b>2. Offer high-quality, sustainable recreational land, facilities and programs that meet the recreational needs of current and future generations.</b></p> <ul style="list-style-type: none"> <li>a. Support the establishment of a network of indoor and outdoor recreation land, facilities and programs for people of various ages, physical abilities, incomes and educational levels throughout the region.</li> <li>b. Encourage the expanding network of high-quality, multi-use recreational trails in the region.</li> <li>c. Promote the development of abundant opportunities for public access to the region’s waters and shorelines.</li> </ul>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment</p>

**Housing Act 250 Section 248 Both**

- 1. Ensure that high-quality, safe and affordable housing is available to residents of the region.**
  - a. Give priority to the preservation of affordable housing already in existence; perpetual affordability is preferred for new affordable housing developments.
  - b. New developments must not result in a net loss of affordable housing units. .
  - c. Integrate affordable housing that maintains the character of the area with other types of housing including mixed-income/mixed-use development, for residents of all ages.
  - d. Support the development of housing that meets the needs of the existing and future workforce of the region.
  
- 2. Ensure that new and rehabilitated residential development will reinforce and reflect the traditional forms and patterns of residential community settlements and will efficiently utilize existing and planned infrastructure. Promote the construction of housing in areas that are convenient to employment, services, retail, public transportation, recreation facilities and schools.**
  - a. Ensure that all housing projects will be designed in keeping with the character of the area as defined in the local and regional plan.
  - b. Promote the design and location of all housing projects (including affordable housing) with the goal of minimizing the additional financial burden on municipalities and taxpayers.
  - c. Support the location of housing developments that have substantial regional impacts within locally and regionally designated growth centers with appropriate infrastructure, and outside of identified resource and conservation lands.
  - d. Ensure that multi-family, assisted living and group homes will be designed to meet the needs of the occupants and will be located in areas with convenient access to related services.
  
- 3. Support innovative planning, design and construction of housing to minimize long-term living costs; have minimal impact on natural resources, open space and significant agricultural and forestlands; avoid adverse environmental impacts; and achieve greater energy efficiency.**
  - a. Encourage the design of housing developments that fit into the cultural, aesthetic and natural landscape in which they are located.
  - b. Ensure that new rural housing developments will be sited so as to preserve the greatest amount of open space possible and avoid adverse impacts on significant natural areas. Open space shall be retained for agriculture, forestry, recreation or resource preservation.

Yes  No  N/A  
Comment

Yes  No  N/A  
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Yes  No  N/A  
Comment

**Community Health Act 250 Section 248 Both**

- 1. Promote active, healthy living and a high quality of life among individuals and communities; prevent obesity through physical activity and access to healthy foods.**
  - a. Incorporate healthy community design through land development patterns, transportation options and site design that enable residents to lead physically active lives.
  - b. Include walking paths, sidewalks, biking paths and/or recreation opportunities in larger projects that meet the definition of having significant regional impact.
  - c. Increase access to physical activity and healthy recreation spaces region-wide.

Yes  No  N/A  
Comment