

**Town of Stratton
Board of Selectmen
9 W. Jamaica Rd.
Stratton, VT 05360**

September 23, 2019

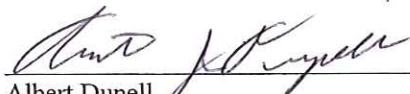
The Stratton Select Board is opposed to changes to the current Act 250 program that will reduce the elevation trigger, extend the permitting process, increase permitting costs, or further restrict economic opportunities for local businesses.

Although we disagree with much of those proposed changes to Act 250 that expand State oversight of local Land Use issues, the most alarming change being considered is the definition of Critical Resource Area (CRA). The CRA is used to define areas to which Act 250 jurisdiction will extend. This definition is very broad and implies that any future development on existing lots will be greatly restricted, even existing developed lots will require expensive and time-consuming evaluations for renovations or repairs. The proposed reduction of the Act 250 elevation trigger from 2500 ft. to 2000 ft. is of great concern to us. This change would greatly restrict the Town of Stratton's limited developable areas in a Town already heavily restricted by current Act 250 requirements, as well as Federal land ownership, and private Conservation Easements for wildlife corridors, which extend into areas well below 2500 ft. – in fact below 2000 ft. in elevation. To illustrate the effects of the proposed 2000 ft. restriction, we have attached a map of our Town with all areas at or above 2000 ft. highlighted in red. As you can see, this change will effect a large percentage of existing neighborhoods and potential developable areas which, even at current standards, are sparse in our Town.

We believe that local governments can do the best job regulating Land Use, with direction from State and Federal guidelines. Stratton has implemented detailed and responsible Zoning Regulations to do just that. State and Federal intervention should only occur for the most critical aspects of environmental protection and social wellbeing. This proposed change to Act 250 is a gross overreach of our State government. It will become an even greater administrative nightmare and financial burden to thousands of Vermonters not already affected by Act 250. It will dissuade much needed economic growth in our communities, and end up adversely affecting every aspect of Vermont's social and economic health. Therefore, to reiterate our position, the Stratton Select Board opposes the proposed changes to the existing Act 250 program and urges you to do the same.

Sincerely,

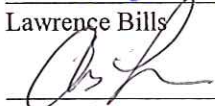
Selectmen of Stratton



Albert Dupell



Lawrence Bills



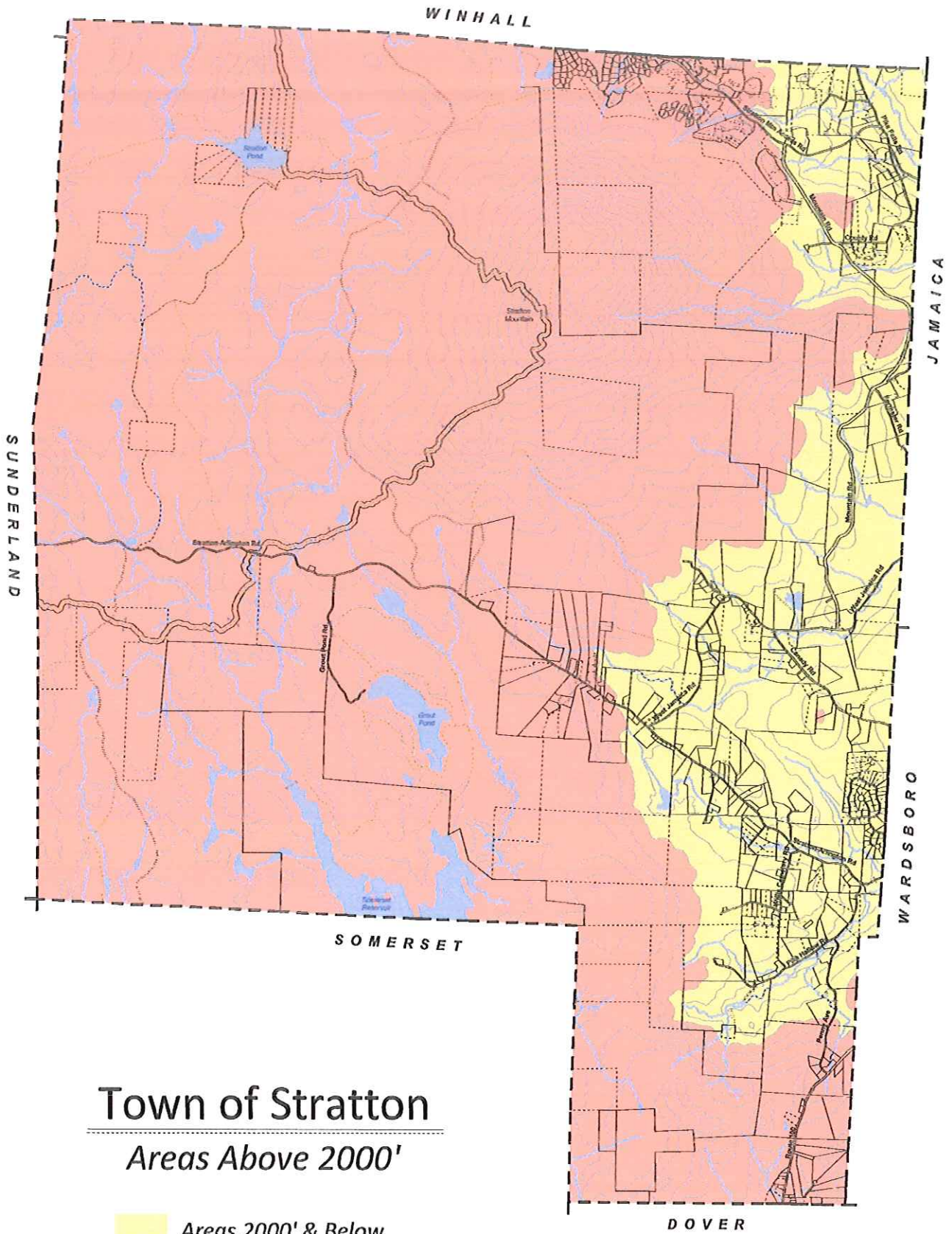
Chris Liller



Greg Marcucci



Kevin Robinson



Town of Stratton

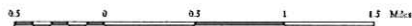
Areas Above 2000'

- Areas 2000' & Below
- Areas 2000' & Above

Official Zoning Map Town of Stratton, Vt. effective March 1, 2016

- CN Conservation District
- P Public, Quasi-Public & Public Utility
- REC Recreation District
- RES Residential District
- C/R Commercial - Residential District
- Greenbelt District (overlay)
- Flood Hazard Area (overlay)

Parcel line (2013)
50-foot contour line



Disc Note:

- zoning districts boundaries are general only; parcel lines, 100% lot splits, etc. from the parcel 2013, or the 2013 lot splits, etc. data were digitally overlaid by Geographic Information Systems and updated by 4/16.
- The Greenbelt District overlays all lands 124 feet from the western side of Mountain Road, or that portion of the road west of Sun Drive Road.
- The Flood Hazard Area overlay corresponds to Special Flood Hazard Area boundaries, as the 100-year floodplain of USFS & USFWS Digital Flood Insurance Rate Maps data effective September 24, 2015.
- Contour lines were generated from USGS 2.5' DEM Digital Elevation Models by Vt. GIS Center data by County and subsequently edited by the Town of Stratton and Commission. They are intended to provide the general relief of the terrain and should not be used to determine actual elevations.