

## Department of Planning and Zoning

149 Church Street  
Burlington, VT 05401  
Telephone:(802) 865-7188  
(802) 865-7195 (FAX)  
(802) 865-7142 (TTY)

*David White, AICP, Director*  
*Ken Lerner, Assistant Director*  
*Sandrine Thibault, AICP, Comprehensive Planner*  
*Jay Appleton, Senior Programmer*  
*Scott Gustin, AICP, Senior Planner*  
*Mary O'Neil, AICP, Senior Planner*  
*Vacant, Zoning Clerk*  
*Elsie Tillotson, Department Secretary*



TO: Conservation Board  
FROM: Scott Gustin  
DATE: December 1, 2014  
RE: Proposed Major Impact Amendments

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Changes to the major impact thresholds presently in the Comprehensive Development Ordinance are proposed. These changes have been considered by the Planning Commission Ordinance Committee, but no action by the Planning Commission has yet been taken. This item is before the Conservation Board primarily because “major impact” status is one of the thresholds that requires application review by the Conservation Board. “Major impact” is also a threshold for certain application requirements and regulatory standards under Chapter 26: Wastewater, Stormwater, & Pollution Control. The proposed changes to major impact may or may not be adopted, and if they are adopted, they may well be different than currently proposed. In any event, the Conservation Board may wish to establish a different threshold for project review other than simply “major impact” status. The same holds true for applicable standards under Chapter 26. This is an item that may best be tackled by the working group focusing on stormwater performance standards this coming winter.