

Municipality/Agency	Class II Wetland Buffer	Development Allowed Within Buffer	Development Allowed Within Wetland	Permitting Process	Notes
State Of Vermont	50 feet	Yes	Yes	General Permit, or Conditional Use Permit requirement	ANR is more likely to issue permits for development for crossings (roadway, infrastructure line) at the narrowest portion of the wetland. ANR conducts on-site inspections prior to the issuance of any permit to determine ways to prevent development within the wetland and/or curb impacts within wetlands.
Richmond	50 feet	No	No	None	Permitting process for variance requires an appeal of a ZA's action in order for a DRB to grant a variance per 24 VSA 4469. The DRB may grant Conditional Use approval for dredging, draining, filling and alteration.
Williston	50 feet	Yes	Yes	*Discretionary permit process	Specifically, crossings are allowed if no alternative is available.
Underhill	50 feet	Yes	No	Zoning Permit, or Conditional Use then a Zoning Permit depending on land development	The most allowed is crossings into wetland buffers. Crossings across wetland buffers requires Conditional Use Review.
Jericho	50 feet	Yes	Yes	Conditional Use Review then Zoning permit	Specifically, crossings are allowed in conformity with State Wetlands Rules.
Essex Town	50 feet	No	No	Variance	Uses may be allowed on properties partially within a wetland. But structures are only allowed only if it fulfills the variance criteria pursuant to 24 VSA 4469.
South Burlington	50 feet	Yes	Yes	Conditional Use Review then Zoning permit	Applies to all encroachments. State Wetland Rules apply.
Hinesburg	50 feet	Yes	Yes		Hinesburg is silent on local permitting and regulations regarding wetlands. The bylaw defers to the State Wetland Rules on regulations.
Bolton	50 feet	Yes	Yes	Conditional Use Review then Zoning permit	Specifically, crossings are allowed.
Westford	Undefined**	Yes	Yes	Zoning Permit, or Conditional Use then a Zoning Permit depending on land development	Specifically, the DRB may grant Conditional Use Review for crossings if no alternative is available.
Shelburne	Undefined	No	No	Variance	Shelburne allows for dredging and alteration of water courses via an administrative process. Shelburne bylaws provides a variance process per 24 VSA 4469 for relief from bylaw requirements for reasonable use of the property
Waterbury					My read-through of their regulations didn't lead me to any conclusions about development within floodplains. I will have to contact their Planning and Zoning office for more information.
Winooski	50 feet	Yes	Yes	DRB Review	Winooski discourages development within wetlands but allows for wetland crossings. Review is folded into the DRB review process, but does not specify which permitting process
Colchester	50 feet	Yes	Yes	DRB Review	Colchester allows for encroachment within wetlands and wetland buffers in coordination with state approvals. Colchester does not specify which DRB permitting process.
Montpelier	50 feet	Yes	Yes	Waiver from the DRB and then Zoning Permit	Zoning permits for development within wetlands are conditioned upon the submission of a wetlands permit prior to the start of construction.

Gray items are municipalities with regulations comparatively as strict as Richmond.

*Williston's permitting process is unique. It folds all the DRB review processes (Conditional Use, Site Plan, Subdivision, etc) into a singular Discretionary Permit process. Applicants are required to file an Administrative Permit (i.e. Zoning Permit) after the DRB Discretionary Permit process and approval.

**Westford's Water Resources Overlay District includes land within 100 feet of a Class I and/or II wetland