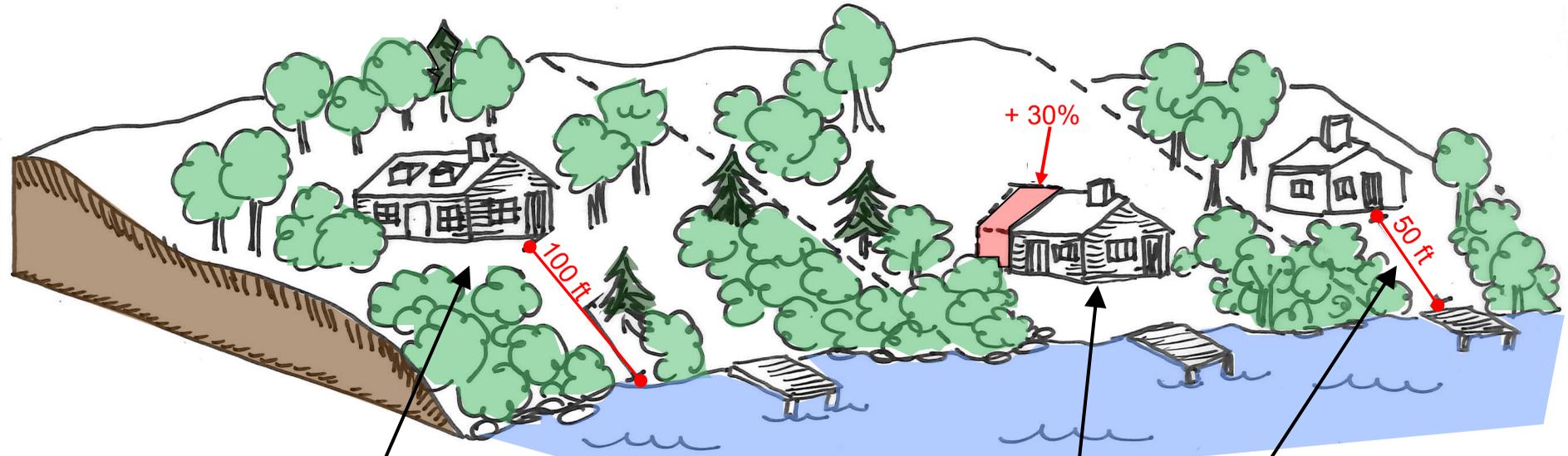Three necessary elements of an effective shoreland management program are:

1. standards for undeveloped areas;
2. standards for redevelopment of existing properties; and
3. standards for non-conforming (small) lots.

Please compare how H.526, other states and the VLCT model would administer these elements.

	Undeveloped Lot	Redevelopment of Existing Homes	Non-conforming Lot
H.526 as passed the VT House of Representatives	• No permit required for new impervious surface or clearing less than 500 sq. feet • ANR would create vegetation management standards	• Existing development would be "grandfathered" • No permit required for new impervious surface or clearing less than 500 sq. feet	All existing lots will be developable, provided that adequate mitigation measures are implemented.
Maine Shoreland Zoning Law	• Requires a 50-100 foot wide buffer of natural vegetation • Point system allows thinning and pruning, and includes an undisturbed duff layer	• Allows a 30% increase in structures without a permit • Allows structure replacement in the same footprint • Natural vegetation must be maintained within 100 feet of water's edge	Requires a variance if setbacks and buffer width aren't possible
New Hampshire Shoreland Protection Rules	• Requires a 50-100 foot wide buffer of natural Vegetation • Point system allows thinning and pruning, and includes an undisturbed duff layer	• Requires a 20% maximum cover limit. Larger then 20% may require infiltration and plantings • Development must be "brought into greater conformity" with planting and infiltration	Allows a single family home, with conditions to "more nearly meet" standards
VT League of Cities and Towns Model Shoreland Regulation	• Maximum impervious surface above buffer recommended at 20% • Allows removal of dead or unsafe trees	• "Non-conformance" can not increase with re-development • Increase in size of structure may require mitigation	• Recommends towns to set criteria for variances • Recommends "scaling down" of standards to fit lot