

## **TRANSFER OF DEVELOPMENT RIGHTS AND AD HOC LAND SWAPS**

October 28, 1985

At its regular meeting on October 28, 1985, the Chittenden County Regional Planning Commission adopted the following policy regarding transfer of development rights and ad hoc land swaps.

1. The Chittenden County Regional Planning Commission recognizes Transfer of Development Rights as a land use planning tool of potential value for conserving the region's (and the state's valuable farmland.
2. The Chittenden County Regional Planning Commission believes that effective use of this tool requires careful planning at the local level, including the adoption of designated development rights sending and receiving areas which are consistent with the municipality's comprehensive plan.
3. The Chittenden County Regional Planning Commission believes that concurrence in the implementation of part of a Transfer of Development Right systems, i.e. a land swap, in the absence of locally adopted sending and receiving areas, jeopardizes both the potential value of the tool and the objective of conserving farmland .
4. The Chittenden County Regional Planning Commission believes that predicating a land swap agreement on approval by the Vermont Department of Agriculture as an alternative to a locally adopted Transfer of Development Rights process runs counter to the principal of local control of land use planning which has historically prevailed in the State of Vermont.
5. Therefore, the Chittenden County Regional Planning Commission strongly recommends that the use of Transfer of Development Rights, or partial variations such as land swaps, not be considered unless and until the relevant local government has undertaken the appropriate planning, and has adopted a Transfer of Development Rights process which clearly identifies sending areas to be reserved for agriculture and receiving areas to be developed at specified densities.