



Vermont Wetlands Program

Mapping Guidance – Wetland Advisory Layer

Wetland Advisory Layer

At First Glance: If an advisory wetland is mapped on your property, there is a strong chance these areas will prove to be jurisdictional wetland and the boundaries will need to be field verified before any work starts.

Recommended Next Steps: Before you start any work you will need to know where the field verified boundary of the wetland is located. A [State Wetlands Ecologist](#) can visit the site to help you determine the general location and boundary of the wetland. A wetland boundary delineation by a [wetland consultant](#) will be necessary if the proposed activity is near the jurisdictional wetland or buffer zone. If the activity proposed remains entirely outside of the delineated wetland boundary and the 50-foot buffer zone, a wetland permit is not needed.

What is this Layer: The Wetland Advisory Layer is a supplemental wetland mapping layer. It does not carry the same regulatory weight as the Vermont Significant Wetland Inventory (VSWI) maps, but may provide better information on the size and configuration of wetlands in the landscape. There are multiple sources for the advisory layer, but this layer is not uniform across the state due to its origins.

Regulatory Meaning: Where the advisory layer touches or overlaps with a VSWI layer, it is likely protected by the Vermont Wetland Rules (VWR). If the wetland meets the presumption of significance listed in Section 4.6 of the Vermont Wetland Rules, it would also be considered a Class II wetland. Any work in a Class I or II wetland or its jurisdictional buffer, including filling, dredging, draining, ditching, cutting woody vegetation, may require a permit from the Vermont Wetlands Program. Both Class I and Class II wetlands appear on the VSWI maps. Class II wetlands have a 50-foot buffer which is protected, and Class I wetlands have a 100-foot regulatory buffer. These buffers are measured from the edge of a delineated boundary (field verified) from the wetland.

Origin: Wetland Advisory maps are a combination of wetland mapping created by towns, from Wetland Program site visits, or by advanced state mapping efforts. Where base maps originate from aerial photography, those imagery is more recent than National Wetland Inventory derived VSWI maps. Some advisory layers use LiDAR and have also had field verification, such as the pilot project that mapped the Missisquoi River Basin in 2019.

Accuracy: There is a high probability that mapped areas are wetlands, but boundaries shown on the maps are inaccurate. In many cases Wetland Advisory mapping is more accurate than VSWI mapping, but wetland boundaries still need to be verified in the field using methodology in the US Army Corps of Engineers Wetland Delineation Manual.

Links of Interest

[Landowners Guide to Wetlands](#)

[Wetland Classification Guidance](#)

[Vermont Wetland Rules](#)

[Contiguous Wetland Guidance Document](#)

[VSWI Maps](#)

[Wetland Permit Information](#)

[National Wetland Inventory](#)

[What is a Wetland?](#)

[Wetland Classification](#)

[Wetland Function and Values](#)

Wetland Advisory
Layer in light green

