

Lomonaco, Rachel

From: Daniel Worts <dan.worts@gmail.com>
Sent: Monday, March 30, 2026 3:55 PM
To: Act250 - Board
Subject: MARC Regional Plan - Public Comment from Windsor Resident, esp Regarding Prison Farm

You don't often get email from dan.worts@gmail.com. [Learn why this is important](#)

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Greetings,

My name is Daniel Worts, and I live on County Rd, within walking distance to the "Prison Farm" property (formerly Southeast State Correctional Facility), in a single family residence with my wife and two young children. We have lived there for almost 10 years - when we moved in, the prison was still operating. My wife and I are therefore especially in touch with the past use, current use, and various future proposed usages. We have followed along with the various public meetings and proposals, including "009 Prison Site Master Plan 2024.pdf".

In short, we - as well as every single neighbor with whom the topic has come up - are as strongly against any development on that property besides the existing rural recreational use as possible. We believe it should not receive tier 1B status, and is best to remain as open space, merged into the existing Windsor grasslands, with any remaining prison facilities removed for good and never replaced.

The Regional Plan's Tier 1B Memorandum (Appendix B) shows the rejected concept and calls this a "new village" priority area, even though the Final Report about the Prison site explicitly says "From our examination of site constraints, as well as feedback from the community and the legislature, a multi-use development plan does not seem likely to succeed".

The current use of the prison farm property will be severely harmed by any development, even just housing. More people, more noise, and more houses in extremely close proximity to delicate hunting areas (which may no longer be used due to houses encroaching, or would create myriad conflicts given the sport-shooting occasional uses, even if those are not explicitly allowed!), is highly undesirable. Just a few "outdoor" cats alone would wipe out the birds that are the calling card of the grasslands right next to it! And that's only after the huge amount of construction, development, noise and turmoil scares off the majority of wildlife currently calling the area home, generationally. And they have nowhere else to go!

The entire character of this area is highly rural, spread out. A tight density housing development on this site would be worse than a sore thumb, and goes against another stated goal of the regional plan, "rural character preservation".

The aesthetics of this would be akin to seeing McDonald's billboards when driving up route 91...

Every resident around the prison farm and the streets around it with which it is also accessed would be significantly negatively impacted by any development - especially so anything subsidized, anything at all affiliated with "healthcare" (especially the sometimes proposed drug addict halfway houses), and anything not explicitly recreational and meant only for the local population. To say we are against that

would be an understatement. That would start getting very involved and active resistance, in all manner of ways. But, again, even just a housing development is of plenty issue itself.

Finally, County Rd is absolutely not capable of handling any remaining traffic or maintenance requirements - West of 91, County Rd has always been very poorly maintained, minimal snow cleanup, pot-holes and frost heaves linger, drivers end up dodging... It is very much a rural travel road, NOT made for a 50+ unit housing development to spring up in the middle of it!

I am glad to share additional and be in touch, and appreciate your review and consideration in this comment period.

Best,

Daniel & Emily Worts
2503 County Rd
Windsor, VT