

**Lomonaco, Rachel**

**From:** Act250 - General  
**Sent:** Friday, April 3, 2026 3:17 PM  
**To:** Act250 - Board  
**Subject:** FW: Comments on RPC06-0001 MARPC regional plan pre-application  
**Attachments:** Attachment 1 - Proposed Brownsville Tier 1B Area.jpg; Attachment 2 - West Windsor Sewer Map.pdf; Attachment 3 - Current Sewer Lines and My Proposal for Brownsville Tier 1B Area.jpg

**From:** Jack Dugdale <dugdalejack@yahoo.com>

**Sent:** Friday, April 3, 2026 3:12 PM

**To:** Act250 - Springfield <Act250.Springfield@vermont.gov>; Act250 - General <Act250.General@vermont.gov>; Hurley, Janet <Janet.Hurley@vermont.gov>; Hadd, Sarah <Sarah.Hadd@vermont.gov>; Dingledine, Brooke <Brooke.Dingledine@vermont.gov>; Sultan, Kirsten <Kirsten.Sultan@vermont.gov>; Weinhausen, Alex <Alex.Weinhausen@vermont.gov>

**Subject:** Comments on RPC06-0001 MARPC regional plan pre-application

You don't often get email from [dugdalejack@yahoo.com](mailto:dugdalejack@yahoo.com). [Learn why this is important](#)

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

Dear Members of Act 250 District 2 and the Land Use Review Board,

I am writing to you today to offer public comments on the Mount Ascutney Regional Planning Commission's pre-application for the regional plan (RPC06-0001), specifically as it relates to West Windsor.

As a lifelong resident of West Windsor, I believe that that Tier 1B area proposed for the village of Brownsville in West Windsor is too large and should be reduced in size. For reference regarding my following comments, please see Attachment 1, which is a screenshot of the Future Land Use Map.

1. I have no objections to the designation of the dark pink/purple area as the village center. I believe that is accurate and appropriate.

2. However, I do believe the light pink area is too large. My understanding of Act 181 is that it is intended to encourage development in village areas while discouraging sprawl. I believe that approving the entire area shown as a Tier 1B area would encourage sprawl. The majority of the area north of Route 44 is currently fields and forest with a very rural character. There are several parcels in the pink area larger than 25 acres, and one is over 80 acres. These areas are not in the village and currently have few structures. Many of them are on relatively steep hill sides. It simply doesn't make sense to reduce permitting requirements and encourage development in those areas.

3. Additionally, most of the properties north of Route 44 do not have municipal sewer or water access (see Attachment 2 for the town sewer map). The sewer primarily serves Route 44 and Mt. Ascutney. While I cannot find a map of the water, system, I believe that it is limited to the area of the former Mt. Ascutney Resort, the hotel, and the condos on the mountain. Encouraging development in areas without ready access to municipal sewer and water seems unwise and counter to the intent of Act

181. Any substantial construction in these areas would require the town to vote to approve a sewer extension, which I believe is unlikely at this time given financial constraints.

4. At 386 acres, the Tier 1B area for West Windsor is larger than the 312 acre Planned Growth Area for Windsor, despite West Windsor having 1/3 the population of Windsor. It is about 9 times the size of the combined Tier 1B and Village areas in reading, despite only having twice the population. It simply is not in scale with the size of the town. While there is, of course, demand for housing, there is not demand for that much in this town at this moment. If all of the area is approved at once, it will encourage low density, sprawling, suburban-style growth, not higher density village-style growth. Only by restricting the area can higher density and the village feel be maintained. Additional areas can always be approved in the future, but once an area is built on in a sprawling fashion, it is very difficult to undo that and turn it back into rural land or densify it into a village. Any reduction in regulation should occur slowly and in phases, not all at once.

5. In Attachment 3, please see my (crude) suggested map for what a more reasonable Tier 1B area might look like (red outline). This includes the mountain and most areas served by the sewer system (approximately shown by the black line), but excludes the more rural areas north of the village.

Thank you for your consideration,  
Jack Dugdale  
West Windsor



Map Legend

Layer List



Find address or town



Hamlets - Pre-application



FLU Area - Pre-application

Future Land Use Areas

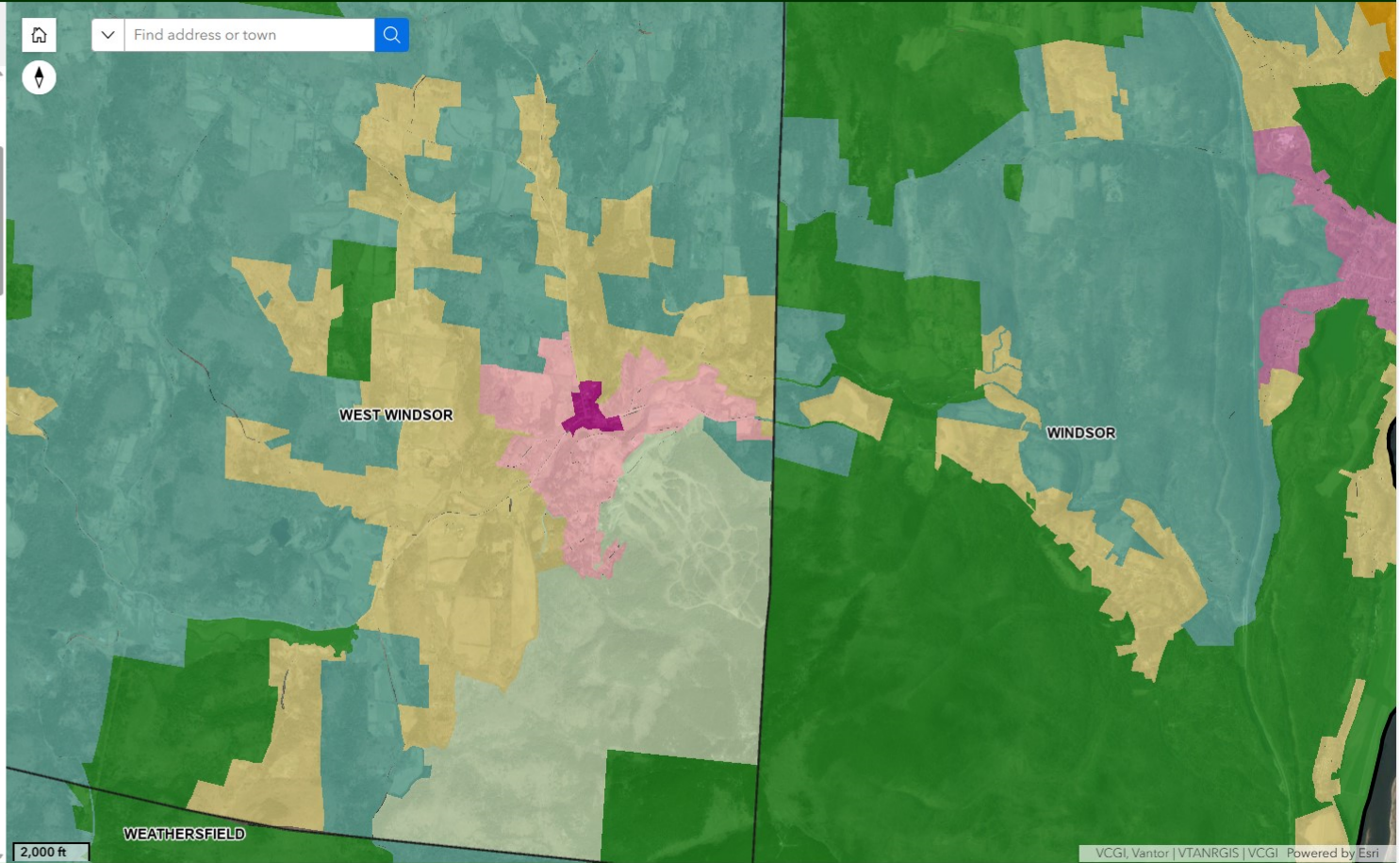
- Downtown Center
- Village Center
- Planned Growth Area
- Village Area
- Transition or Infill
- Resource Based Recreation
- Enterprise
- Hamlet
- Rural General
- Rural Ag or Forestry
- Rural Conservation
- Special Use
- Surface Water

Addison County RPC

Hamlets - Pre-application

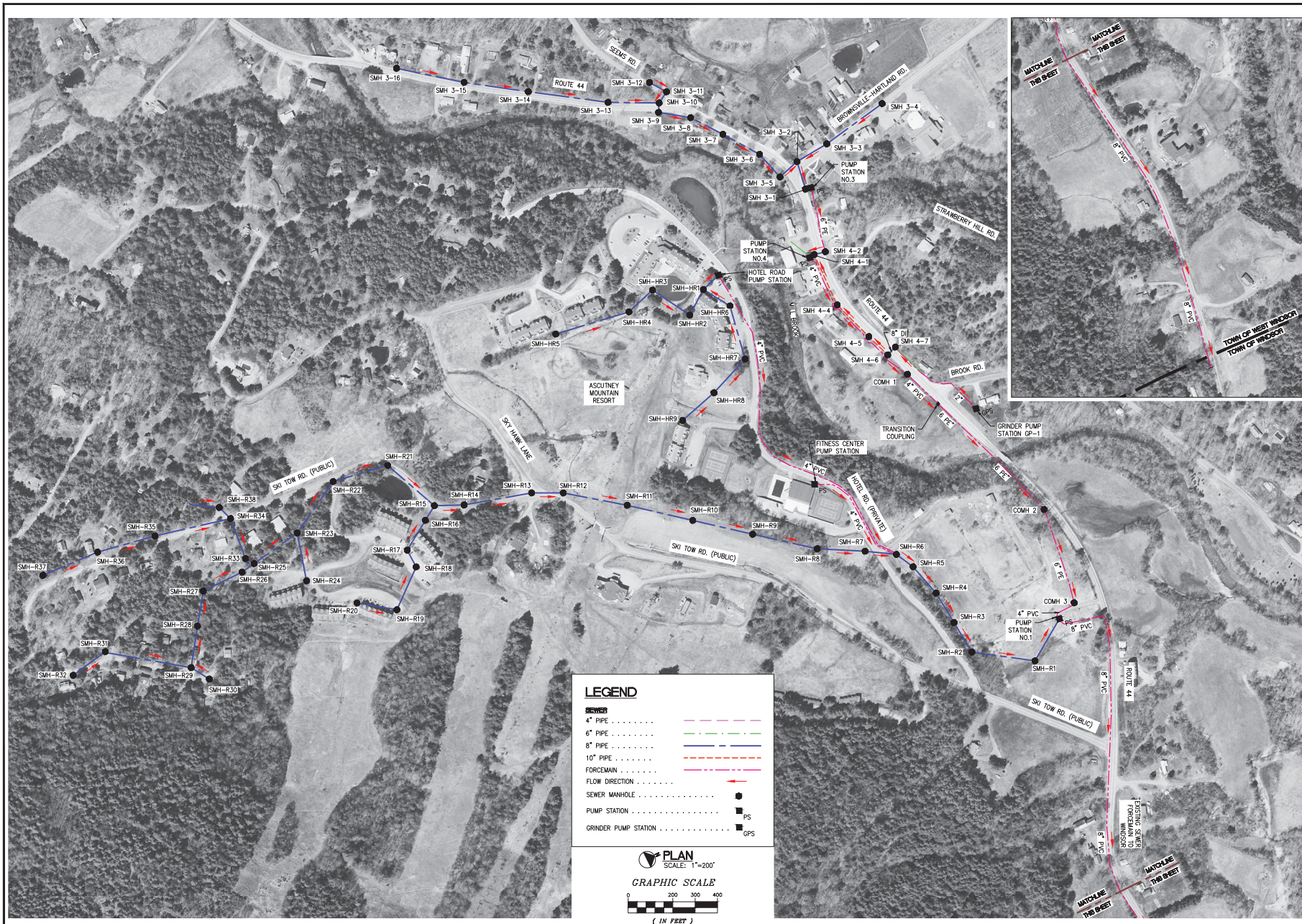


FLU Area - Pre-application



2,000 ft





**LEGEND**

**SEWER**

4" PIPE . . . . .

6" PIPE . . . . .

8" PIPE . . . . .

10" PIPE . . . . .

FORCEMAIN . . . . .

FLOW DIRECTION . . . . .

SEWER MANHOLE . . . . .

PUMP STATION . . . . .

GRINDER PUMP STATION . . . . .

**PLAN**  
SCALE: 1"=200'

**GRAPHIC SCALE**

0 200 300 400

( IN FEET )

DESIGNED	
DRAWN	
CHECKED	
JOB	
DATE	

DESCRIPTION	
DATE	
NO.	

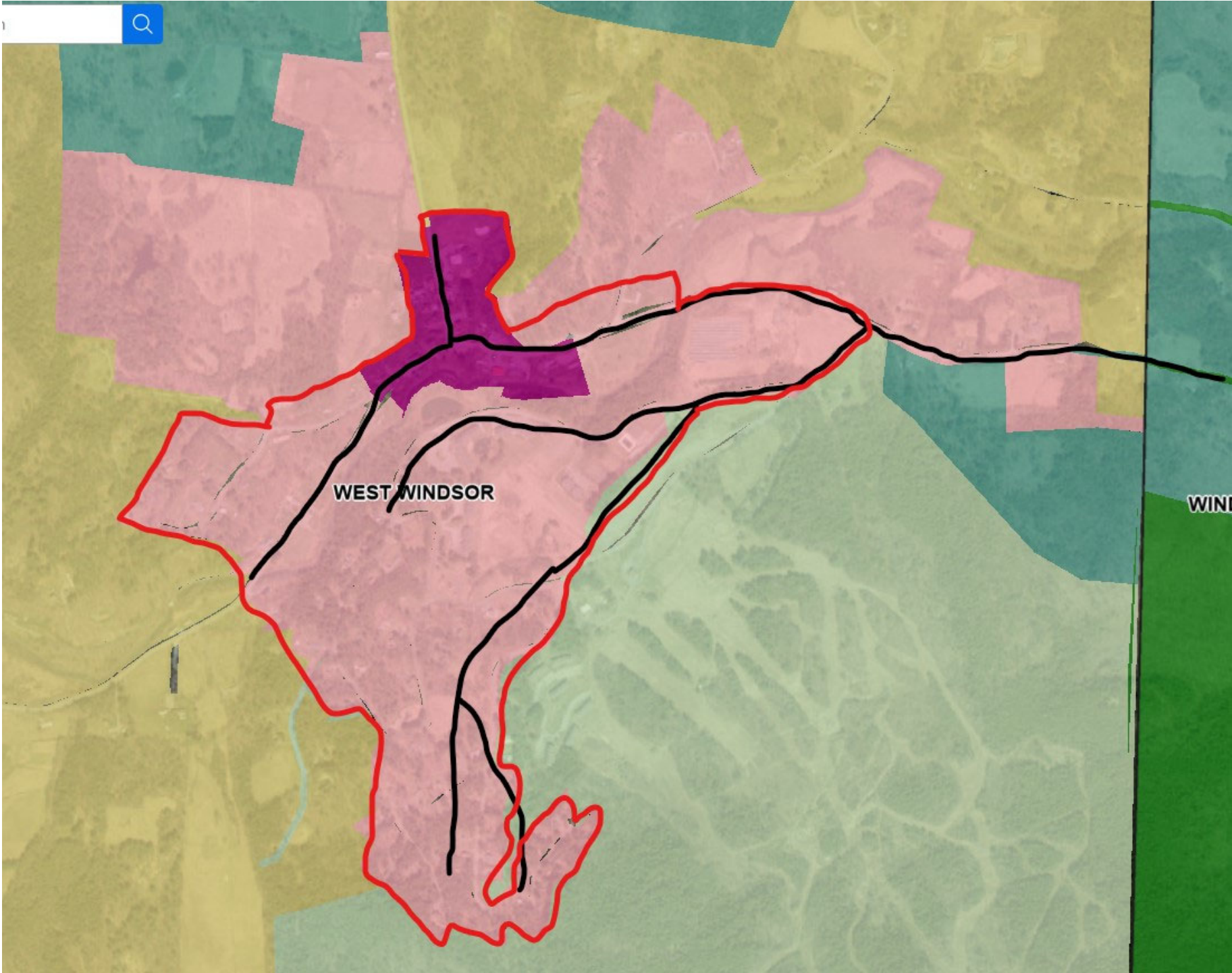
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TOWN OF WEST WINDSOR, VERMONT

WASTEWATER ASSET MANAGEMENT

SEWER COLLECTION SYSTEM

DESIGNED	PROJECT NO.
ALA	18073
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JAB	
DATE	
FEB. 2019	



WEST WINDSOR

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