



From: [Justin Hyjek](#)
To: [Pwu](#); [Act250 - Board](#); jasmussen@marcvr.org
Subject: RPC06-0001: Ludlow Tier 1B boundary enlarged after the municipal resolutions
Date: Thursday, October 1, 2026 11:49:33 AM

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To the Land Use Review Board,

I am Vice-Chair of the Ludlow Select Board and of the Ludlow Village Trustees. I write as an individual member; neither board has voted on this letter.

The Select Board and Trustees adopted Tier 1B resolutions on February 9 and 10, 2026. Each requests Tier 1B for "the Village Center and Village Area." No boundary is attached, and the only map in either board's packet was MARC's regional pre-application draft, last updated January 6, 2026.

After your May 4 preapplication response advised expanding the Ludlow Village Area, MARC enlarged it with our Planning Commission. At the Commission's May 19 meeting its chair estimated the area had grown by about 50 percent, and MARC's planner said a larger area would need sign-off from the Select Board or Trustees. That sign-off never happened: the expanded boundary appears in no Select Board or Trustees minutes from May through September 2026. MARC's August 21 memorandum supports the current boundary with the February resolutions.

10 V.S.A. § 6033(c)(1) requires that the municipality has requested the area for Tier 1B, and MARC's own Map 11 states that municipalities must request it by resolution of their governing body. Ludlow's governing bodies have not requested the area now shown.

I support Tier 1B for Ludlow. I ask the Board to limit Ludlow's Tier 1B area to the Village Area in MARC's pre-application submission, or to defer Ludlow's portion until both boards confirm the current boundary by resolution. With the interim housing exemptions extended to January 1, 2028 by Act 152, a short deferral should cost Ludlow little.

Separately, the Center Designations list on pages 3-3 and 3-4 of the adopted plan omits the Ludlow Village Center, which the map, the plan's Tier 1B list and your May 4 response all include. I ask that it be corrected.

Justin Hyjek

Vice-Chair, Ludlow Select Board and Ludlow Village Trustees, writing individually