

Application #:  
RPC09-0001

Exhibit #: 032

Date Received: 10/22/25

**From:** [Mary Ann Goulette](#)  
**To:** [Act250 - Board](#)  
**Cc:** [Devon Neary](#)  
**Subject:** Comments for LURB  
**Date:** Wednesday, October 22, 2025 3:01:17 PM  
**Attachments:** [image001.png](#)  
[letter\\_lurb\\_102225.pdf](#)

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See comments on Future Land Use Areas and Act 181 Tier 1B Designations attached.

Thank you.

Mary Ann Goulette  
Town Manager  
Town of West Rutland  
35 Marble Street  
West Rutland, VT 05777  
(802) 438-2263





Town of West Rutland 35 Marble St. West Rutland, VT 05777

October 22, 2025

Re: Comment on Tier 1B Area Designations – 2026 Rutland Regional Plan Review

Dear Members of the Land Use Review Board,

On behalf of the Town of West Rutland, we respectfully submit the following comments regarding the 2026 Rutland Regional Plan and the designation of Tier 1B areas for corresponding Act 250 exemptions.

West Rutland's available land area for future development is limited, and maintaining flexibility in our mapped growth areas is critical to supporting housing and community development consistent with our adopted Town Plan. We are deeply concerned that differing interpretations of "Village Areas" could result in a significant reduction which would limit our community's ability to implement the locally driven growth strategies we have worked diligently to establish.

The Future Land Use Map (FLU) included in the 2026 Rutland Regional Plan was developed through close collaboration between the Town of West Rutland and the Rutland Regional Planning Commission (RRPC). It accurately reflects intentional, locally informed planning that aligns with our zoning bylaws, adopted Town Plan, and existing and planned infrastructure. These designations were crafted to direct growth into areas served by public utilities, transportation access, retail and community services—precisely the type of compact, sustainable development envisioned under Act 181.

We urge the LURB to recognize our Village Areas and Planned Growth Areas as qualifying for Tier 1B consideration and corresponding Act 250 exemptions. The FLUM represents years of thoughtful municipal and regional coordination, ensuring that development occurs where it is both appropriate and supported by infrastructure and policy.

Thank you for the site visit last week and the opportunity to comment on this important issue. We appreciate your attention to the intent of local and regional planning efforts and the importance of maintaining flexibility for communities like West Rutland to meet housing and economic development needs.

Sincerely,  
Mary Ann Goulette,

Town Manager

Sean Barrows

Planning Commission