



From: [Wiz](#)
To: [Act250 - Board](#)
Subject: Brief Comment: Future Land Use Areas and Act 181 Tier 1B Designations (& RRPC's very large document).
Date: Wednesday, October 22, 2025 11:19:17 PM

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10-22-2025

**Re: Future Land Use Areas and Act 181 Tier 1B Designations
and 2026 Rutland Regional Plan's Future Land Use Map**

To LURB members:

QUICKLY - as I just FULLY got into what is going on with the above TOPIC at hand and the time tables (did not get full picture before). I only NOW have an idea when the SITE visit and LURB meeting was to held the other day. The site visits and the meeting after were very helpful in my getting caught up fully on what RRPC has been so busy doing.

I have not read the entire *2026 Rutland Regional Plan* - but attended a number of plan related RRPC meetings in the past about it. I went to the meeting that were held at the RRPC offices. The Plan has grown a bit since then. I approve of the process... Based on comments last Thursday 4-6 pm, maybe some adjustments could be entertained (and we still have time to do that I hope). I have some disagreement with the map in my immediate area... was thinking that my concerns would be fixed by this phase of the Plan's development.

As an example, I must admit that I got a bit confused when I looked at West Pawlet where I live, I felt a bit lost with the Mapping (and concerned about the wisdom of that mapping around the Village). I feel that if the Enhanced Energy Plan was completed and approved, that having that done would make any mapping in town more accurate - we have a template for it now, but I am told that RRPC needs to be involved, and that they are too busy now with the *2026 Rutland Regional Plan's Future Land Use Map* to help out, or say go for it yourselves using the template we were given by the RRPC staffer who gave it to us (the Pawlet Planning Commission) already voted to use that template. But, for about a year we have done nothing but wait for RRPC (it seems, or I am told). AND, we AS A PLANNING GROUP for PAWLET never got to review any phase of the *2026 Rutland Regional Plan or it's Future Land Use Map* during that time at all (and our minutes will reflect that as FACT).

By attending a PSB meeting I only saw the first map? And, after attending the RRPC meetings in Rutland I had a gist about what was going on. But, to my knowledge, no other Pawlet Planning Commission member (except Linda more recently) knew about the reviews of the MAPPING done with the PSB, and none, except maybe Linda, attended the same RRPC meetings, or RRPC meetings that might have discussed the 2026 Plan and it's MAPPING (but, they were not PPC meetings brought to order with a quorum of members).

1st - I have been looking for a sensible use of the lands along the slate belt of SW VT. The slate related lands there are mostly zoned INDUSTRIAL. The uses of such INDUSTRIAL ZONES (a huge area) could be -

1) the installation of PLUG and PLAY Industrial Parks (with water, fire protection, etc) all ready to go... to attract commercial growth. Businesses that hire people and can pay wages that are high enough to live in that area.

2) There are about 3 miles by 30 miles of area, a huge area that could provide ALL the SOLAR POWER needed for all of VERMONT going forward without sacrificing any FARM LAND, etc. FYI - VELCO, or other power line company with that much power being generated in one sector of Vermont could afford to add new power lines easily if needed to carry the massive electric load that SOLAR could provide. Oh, and the new and less of an eye sore, low height WIND MILLS, that are now available, and are being improved upon, so, now being developed and proven efficient, could be located in these SLATE BELT areas in the INDUSTRIAL ZONES, as well. Hmmm, in Vermont, Industrial Parks need to have places to be built... WHY not in the largest Industrial belt area in the State? The Industrial and business location potential lands needs to be identified AND MAPPED before residential areas are.

Q: ALL of VERMONT SHOULD BE CONSIDERING THIS. Hmmm, where are all the people moving to VT, who need all this new housing, where are they going to work? Again, in the SW area of Vermont, we have the largest area of land mass that is INDUSTRIAL that is already set aside - a little more creative sense of use of that HUGE area would be wise at this period in time. AND doing that, would not prevent any future harvesting of VALUABLE SLATE from the quarries that are set aside there already.

2nd - Of interest, suggested by Rep from Killington, is mapping with PROPERTY LOT LINES...

Attached is an example of a part of West Pawlet, where on the map that COLORS bleed onto lots that maybe should NOT have the same color, etc? Lot lines would define the uses seen on the maps better. And, this little section has a lot of uses, residential, slate quarries and industrial parks, wet areas, and problem areas to develop that are indicated on the map when they should NOT be even mapped as available in the first place? AND, how can anyone comment accurately without property lines?

The map image attached is of interest due to actual wetlands (that are not highlighted) and the challenge to put any sewer on several of the key lots due to SOLID ROCK or a combo of SOLID ROCK and wetland that when mixed with TWO directions of gravity flow to the main sewer line, would make the projects extremely expensive to do, where in the end some of the land of interest, is so close to existing quarry holes (subject to future act 250 operation protections by the state already, or just plain dangerous in the eyes of potential home owners to raise children around, take your pick). Something called the "West Pawlet Village Master Plan" was flawed in that there was no walking of certain parcels in order to physically see the expensive idea challenges that exist. What looks FLAT, is not flat at all (other challenges, etc). Meaning, THAT not walking the area, and making an error by not walking it, THAT was the only error the West Pawlet Village Master Plan process (every other part of the West Pawlet Village Master Plan seemed to be what folks wanted and would hope could happen, like a store in the village, etc. We would hope that a RAIL TRAIL SYSTEM moving folks on a GREEN ADVENTURE, from the NE (VT, NH, MAINE) could pass thru West Pawlet to the SW (NY, Eastern NY, Southern NY, PA and westward more) - creating tourism opportunities in the future.

Also, key of interest, is that one area on one lot is ideal NOT for housing (due to sewerage and other issues), but that very same lot is VERY IDEAL due to south facing location with full SUN for community solar - as West Pawlet's houses are most all made of slate (no solar on slate). Too many small shaded lots in West Pawlet don't have the best of location, size, or sun - where up on the hill to the east of the village (Rte 153) is again, VERY IDEAL not for housing, but for locating SOLAR that could be used by the entirety of West Pawlet and maybe shared with others in the entire town of Pawlet (who also might not have a good solar site, lot size, or roofing material such, as slate, for any locating of solar on the roof).

Our Pawlet Planning Commission NEVER got to look at that *2026 Rutland Regional Plan's Future Land Use Map* mapping that the RRPC brought down in a big hurry to a SB meeting in Pawlet. Only the Select Board saw that first Future Land Use MAP version (and I attend SB meetings saw that map and had concerns as I have lived in WP for too many years, as did my parents, and grandparents, and their parents... I know the lots that were not mapped correctly and I complained about that during the and per today when you said the SB got the new current version of the maps? Well, myself and the Pawlet Planning Commission never saw the 1st map version OR the current MAP version, only per a conversation today, it seems that the Pawlet Select Board got a revision (per Devon today), and yet I wonder how many read it or looked close at the mapping that did not maybe have the ability to see property lines (quite a job to view on a cell phone).

Of concern, the Pawlet Planning Commission is TRYING to move after a year of delay, toward protecting the town by completing after several years of work, of finishing our Enhanced Energy Plan, where in WP, some property (if we could see the lines), might be better suggested for solar, where other for residential IF the sewer could be even affordable given the amount of ROCK in that colored area.

I believe that you have a map of this area with the LOT LINES. I think that the 1st map that the town (only the Select Board, not the Planning Commission, who never saw any maps ever) approved, and I was there WONDERING if the Agency of Natural Resources was going to review and exclude some areas that I know of that are on the current map. THAT 1st map shown to the PSB only, was a little different than the Aug 2025 map that also was seen by the PSB only. And, that was the PDF version (for West Pawlet area that I am looking at).

Where the Pawlet Planning Commission needed to be involved (how many other Planning Commissions did not get to see those maps either)?

Please see attached modification image of a small part (not highlighted) but it involves a larger concern of a mapping of an area, that VT ANR would have MAYBE have agreed would be a problem to develop (but, without Property Lines it is difficult to to clarify what is what)? tried on the copy attached to color in the areas that if you walk the area, would (again without property lines, so not really that good a look) ... would hint that there are clearly some sections around West Pawlet that are NOT good for any residential development. BUT, again - without the property lines, it is hard to do that correctly either.

Again, the lot lines would be helpful to anyone viewing the maps in the future (I agree with the Killington suggestion).

Best regards,

Frank - Resident of Town of Pawlet (on PPC)

FYI - again, the PAWLET PLANNING COMMISSION has not met, to review, or debate any

phase of the **2026 Rutland Regional Plan or it's Future Land Use Map** - so, the Planning Commission as a group, without doing that - well, how can a body vote to send in a unified comment on the **2026 Rutland Regional Plan or it's Future Land Use Map** if NOT having met ONCE with it as an agenda item, etc, to talk about it, or it's mapping?

Legend

- Downtown
- Village Center
- Village Area
- Transition Infill
- Planned Growth Area
- Enterprise
- Resource Based Recreation
- Rural General
- Rural Agriculture Forestry
- Rural Conservation
- Hamlet
- Water
- Buildings
- Roads



WEST PAWLET
from Aug 2025
RRPC FLU Map

The map displays a variety of land use zones in West Pawlet, Vermont. A central pink area represents the Village Area, with a purple Village Center and a yellow Transition Infill area. Surrounding these are green zones for Rural Conservation and Rural Agriculture Forestry, and a light green Resource Based Recreation area. A yellow Enterprise zone is also visible. The map includes blue water bodies, black buildings, and black roads. The text 'WEST PAWLET from Aug 2025 RRPC FLU Map' is overlaid in yellow on the lower-left portion of the map.