

# Regional Plan Outreach Summary to Date

## Prior to Development of First Hearing Draft

The TRORC Regional Plan underwent a main revision in 2023-25 with a final version adopted in February of 2025. This revision did not include new requirements on housing and land use as the land use mapping methodology was in development and the state housing targets were not yet available.

The 2026 pre-hearing draft revisions subsequently focused on compliance with creating regional future land use areas, and an overhaul of the housing chapter. Other chapters received edits to make them more readable, up-to-date, or succinct. The energy chapter was untouched as it received the state determination of energy compliance in 2025. Also, additional outreach and revisions were done to comply with [state planning goal #15](#).

## Future Land Use Map Meetings

Meetings were scheduled with each local Planning Commission to review the initial regional future land use map as well as the reason for the mapping. Invitations to these meetings went to Selectboard Chairs, TRORC Commissioners, Conservation Commission chairs, and respective state legislators. Many meetings also had notice in the appropriate local newspaper. Meetings were held with Planning Commissions as follows:

Town	Date of Meeting	Town	Date of Meeting
Chelsea	2/24/25	Stockbridge	6/19/25
Brookfield	3/11/25	Fairlee	7/2/25
Bethel	3/20/25	Corinth	7/3/25
Rochester	4/1/25	Vershire	7/9/25
Braintree	4/17/25	West Fairlee	7/14/25
Randolph	4/24/25	Newbury	7/17/25
Granville	4/30/25	Royalton	8/5/25
Barnard	5/5/25	Woodstock	8/6/25
Pittsfield	5/6/25	Strafford	8/18/25
Pomfret	5/19/25	Bradford	8/19/25
Hancock	5/20/25	Sharon	8/20/25
Bridgewater	5/28/25	Norwich	9/9/25
Tunbridge	6/4/25	Thetford	9/16/25
Plymouth	6/10/25	Hartford	10/20/25
Hartland	6/18/25	Topsham	11/3/25
A follow-up meeting was held with the Randolph Selectboard on 12/4/25.			



In the midst of these meetings, four Regional Forums were held to further provide outreach on TRORC, the Regional Plan, and new statute. These met the requirements of ‘working sessions’ outlined in 24 VSA 4348(a) and were roughly geographically following the pattern of town meetings. These meetings had public notice through newspaper display ads as well and took place on:

Regional Forum in Randolph	02/19/2025
Regional Forum in Woodstock	04/24/2025
Regional Forum in Bradford	06/24/2025
Regional Forum in Hartford	08/13/2025

## Newsletters

TRORC posted Newsletter articles on the Regional Plan update process and future land use mapping in March, May, August, October, and December 2025, and the February and April 2026 editions. The TRORC Newsletter is emailed out to over 1,700 email addresses.

## Website

A page was added to the website just for the 2026 draft update in early 2025 and a prominent box was put on the TRORC home page to direct people to the Regional Plan draft page. A Frequently Asked Questions white paper was developed along with several other documents that we linked to provide more detail on the process. A special email address was created for the public to provide comments on the draft regional plan. This remains available at [regionalplan@trorc.org](mailto:regionalplan@trorc.org).

As the regional future land use map was built, town level future land use map data was available on our site after our meeting with each respective Planning Commission. The map during the drafting phase also had a comment utility so anyone could post a comment at a particular location. Over 30 external comments were received at this early stage that led to map revisions. TRORC staff also reviewed the initial draft future land use map and made dozens of minor changes.

The draft Regional Plan page has had several updates since and can be found at <https://www.trorc.org/regional-chapters-draft/>.

The draft Future Land use Map as well as the current Future Land Use Map can be found at

[2020 Regional Future Land Use Areas](#)

[2026 DRAFT Regional Future Land Use Areas per Act 181](#)

## TRORC Board Discussions

Draft text was developed with TRORC Executive Committee at meetings on:

- 06/11/25 on housing
- 11/12/25 on land use,
- 12/17/25 on utilities and facilities/emergency management/telecommunications/ land use,
- 01/14/26 on health
- 03/11/26 on natural resources

More major revisions were discussed at TRORC Board meetings on:

- 05/28/25 overview of process and timeline
- 09/24/25 housing chapter and review of overall process
- 10/22/25 land use mapping method and maps
- 01/28/26 housing and land use chapters
- 02/25/26 land use chapter
- 03/25/26 land use chapter
- 04/22/26 land use chapter and first hearing authorization

All TRORC meetings, both Executive Committee and full Board, are public meetings and notice and agendas were posted on the TRORC website calendar.

## Tier 1B Outreach

Only certain communities could potentially opt in to being approved as Tier 1B areas based on statutory requirements. These included the towns of: Barnard, Bradford, Brookfield, Fairlee, Newbury, Braintree, Strafford, Thetford, Norwich, Hartford, Rochester, Randolph, Pomfret, Stockbridge, and Bethel, and the Village of Woodstock. Vershire was inadvertently left off this list initially but later provided a chance to opt in.

Eligible municipalities were sent an initial email on 12/28/25 making them aware of the process and then specific follow-up emails with maps were sent to all



potential municipalities to schedule a meeting with the Selectboard (since they have to sign the Tier 1B request form.) These emails went to the Selectboard chair, as well as PC chair and TRORC commissioner. Meetings were held with Selectboards/Trustees as follows:

Town	Date
Norwich *	1/25/26 and 1/26/26 (PC)
Pomfret	1/29/26
Thetford	2/1/26
Rochester	2/9/26
Bethel *	2/9/26
Village of Woodstock *	2/10/26
Newbury *	2/11/26
Randolph *	2/12/26 and 3/18/26 (PC)
Braintree	2/17/26
Hartford *	2/17/26
Strafford	2/26/26
Brookfield	3/9/26
Bradford	3/12/26
Fairlee *	3/16/26
Barnard	3/18/26
Stockbridge	3/19/26
* Requested Tier 1B	

### Environment Justice Focus Populations (EJFPs)

Please see the separate Equity Analysis in the appendices on TRORC’s outreach to EJFPs.

### Future Actions

Per statute, TRORC must hold two hearings on its draft plan prior to adoption. All hearings will have at least 15 days’ notice in the 4 regional newspapers as well as emailed notice to all town Selectboards and posted notice in all town offices.

The first hearing has not occurred yet, but TRORC plans to hold three ‘first hearings’ due to our Region’s size. These are planned for July 28th, 29th, and 30th, 2026 and all will have a remote option. Per statute we will also be transmitting the draft to several state agencies, as well as a variety of interest groups.

#### Statutory 60-day notice Recipients

- VT Land Use Review Board

#### Statutory 30-day Notice Recipients

- Selectboard/Trustee Chairs (all 30 Towns in the TRORC Region and two Villages)
- Town/Village Managers (Towns of Hartford, Randolph, Bethel, Hartland, Norwich, Woodstock)
- Executive Directors of abutting regional planning commissions (NVDA, CVRPC, ACRPC, RRPC, MARC)
- VT Department of Housing and Community Development
- VT Community Investment Board
- VT Agency of Natural Resources
- VT Agency of Agriculture, Food and Markets

- VT Agency of Transportation
- VT Department of Public Service
- VT Emergency Management
- VT Land Use Review Board
- Business, conservation, low-income advocacy, and other community or interest groups or organizations that have requested notice in writing
- Additional Planned Recipients
- Town/Village Administrative Assistants
- Legislators representing the Region
- TRORC Commissioners
- Conservation Commission Chairs
- Planning Commission Chairs
- VT Department of Fish and Wildlife
- VT Department of Forests, Parks, and Recreation
- VT Department of Environmental Conservation
- VT Department of Children and Families
- VNRC
- COVER
- Upper Valley Haven
- Dismas House
- Vermont Center for Independent Living
- Twin Pines Housing Trust
- Capstone
- Listen
- SEVCA
- Windham/Windsor Housing Trust



- Addison County Housing Trust
- Green Mountain Economic Development Corporation
- Vermont Woodlands Association
- White River Partnership
- Ottauquechee Natural Resource Conservation District
- White River Natural Resource Conservation District
- Black River Action Team
- Hartford Area Chamber of Commerce
- Woodstock Chamber of Commerce
- Cohase Chamber of Commerce
- White River Chamber of Commerce
- Trout Unlimited
- Vermont Biodiversity Alliance
- US National Park Service- Appalachian National Scenic Trail
- USDA-Green Mountain National Forest
- USDA-Rural Development
- USDA-NRCS
- Green Mountain Club
- The Nature Conservancy
- Trust for Public Land
- Vermont Land Trust
- Upper Valley Land Trust
- Upper Valley Lake Sunapee Regional Planning Commission
- Rural Vermont
- CT River Watershed Farmers Alliance
- Northeast Organic Farmers-VT
- Vermont Farm Bureau
- Vermont Forest Products Association
- Associated General Contractors-VT
- Let's Build Homes
- Vital Communities
- Vermont Builders and Remodelers Association
- Vermont Housing and Conservation Board
- Vermont Housing Finance Agency
- Vermont State Housing Authority
- Vermont Land Access and Opportunity Board
- Vermont Climate Council
- Bugbee Senior Center
- Thompson Senior Center
- South Royalton Senior Center
- Greater Randolph Senior Center
- Appalachian Trail Conservancy
- Local Motion
- Advance Transit
- Tri-Valley Transit
- JAM – Junction Arts and Media
- Okemo Valley TV (OVTV)
- Onion River Community Access Media (ORCA)
- Woodstock Community TV (WCTV)

Besides formal hearings, we will also be holding three additional ‘working sessions’ now that the maps and text are in their first hearing draft form. These sessions will be held in mid-July.

Since the draft and maps have become the official first hearing draft, we will be taking comments up and through the first set of hearings and these will be logged so that they are answered/incorporated into any changes before the second hearing. This log is called a responsiveness summary, and it will have each comment and the resulting change in the draft, if any. Much of August and September is meant for staff to revise the first hearing draft with this input and prepare the second hearing draft.

The second hearing is the final hearing as well, after which point the draft Plan will be adopted in October.

All municipalities will also have at least 30 days’ notice before the hearing. Part of the municipal notice will include the required step laid out in 24 VSA 4348(d)(2) of sending the current and proposed regional future land use map.

