

Memo

Date: June 22, 2026

From Kevin Geiger, AICP CFM , Chief Planner

To: Selectboards, Town Managers, DHCD, CIB, ANR, AAFM, Vtrans, DPS, VEM, LURB, abutting RPCS

Re: Changes to Regional Future Land Use Maps as part of hearing mailing

The current TRORC Future Land Use Map is proposed to be changed in the Future Land Use Map in the Draft 2026 Regional Plan. A small version of each of these is attached, but the best way to look at the changes from one to the next in a detailed way is to view and compare their online versions linked below.

Current Future Land Use Map

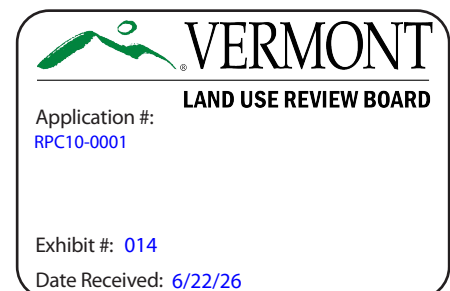
Proposed Future Land Use Map

The *names* of regional future land use areas (FLUAs) have changed because statute gave us new names to use. The *areas* they cover have changed somewhat because the purposes of some future land use areas are now also in statute, and those did not always match what we have.

The largest change has been that *two* of our current FLUAs comprising 98% of the Region – Rural and Forest-Based Resource, are now *three* draft FLUAs – Rural General, Rural Agriculture and Forestry, and Rural Conservation – comprising 97% of the Region. Essentially, some of our current Rural FLUA became the draft Rural General FLUA, but most of this area that was in larger lots or agriculture transferred to the new draft Rural Agriculture and Forestry FLUA instead. The same process happened with the current Forest-Based Resource FLUA, which also got smaller as some parcels also went to the new Rural Agriculture and Forestry FLUA. Core areas and the largest parcels in the current Forest-Based Resource FLUA became the new Rural Conservation FLUA.

The remaining few percent of our Region is mixed across a variety of FLUAs. These are quite similar at the regional scale to what is currently there, with developed areas mostly just changing names. In our more rural towns, many Village Settlements became larger Village Centers. The largest change in terms of a FLUA is the new Resource Recreation FLUA, which now covers several of the larger recreation areas in the Region. Mixed Use is no longer a FLUA and has become other areas such as Transition of Enterprise. Current Industrial FLUAs mostly became Enterprise. Interchange areas have been deleted and made part of Transition or other areas.

A separate memo and map showing the Current and Draft Future Land Use Maps' portions for each town specifically will be sent to the respective towns.



William B. Emmons, III, Chair ~ Peter G. Gregory, AICP, Executive Director
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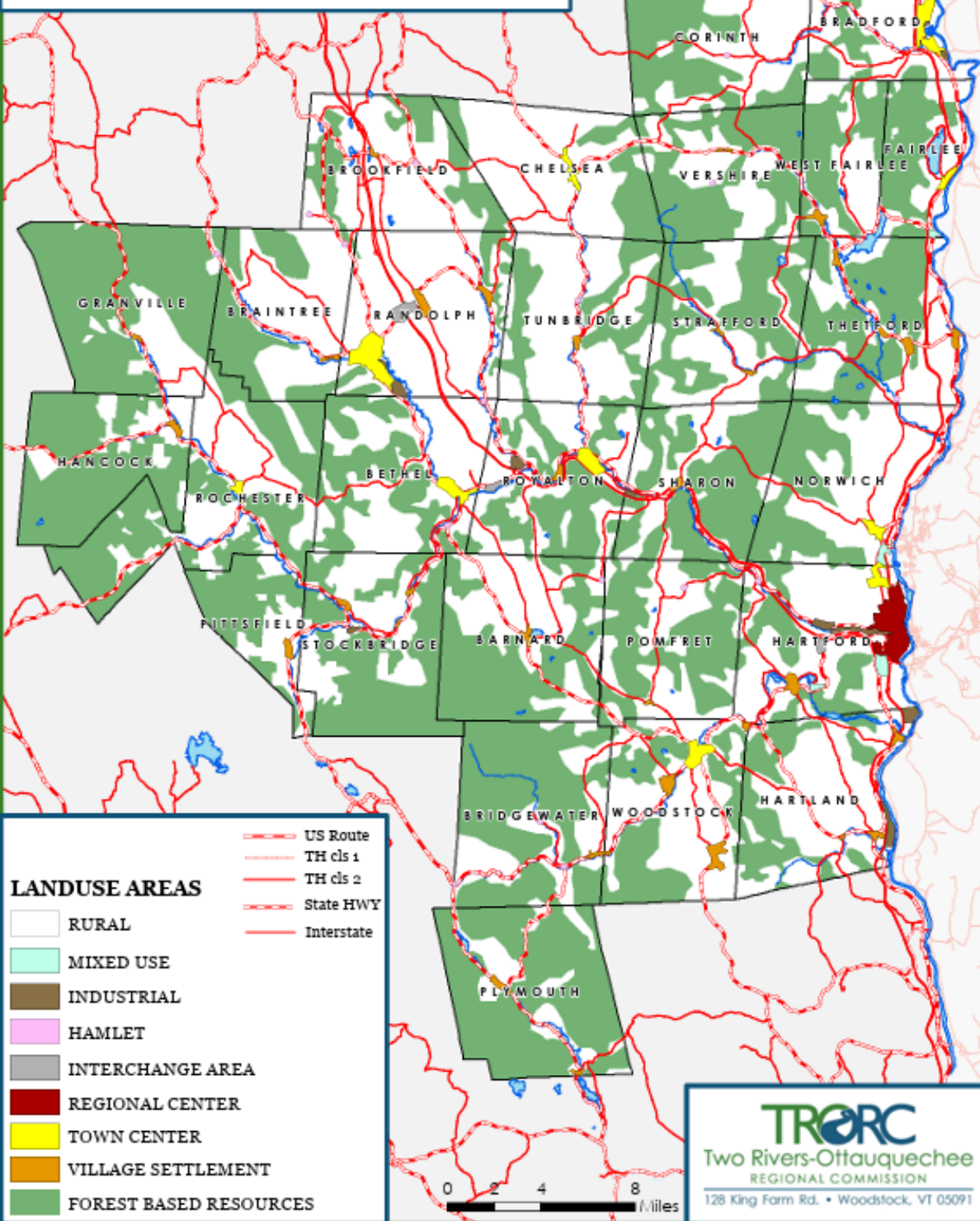
Barnard ~ Bethel ~ Bradford ~ Braintree ~ Bridgewater ~ Brookfield ~ Chelsea ~ Corinth ~ Fairlee ~ Granville ~ Hancock ~ Hartford
Hartland ~ Newbury ~ Norwich ~ Pittsfield ~ Plymouth ~ Pomfret ~ Randolph ~ Rochester ~ Royalton ~ Sharon ~ Stockbridge ~ Strafford
Thetford ~ Topsham ~ Tunbridge ~ Vershire ~ West Fairlee ~ Woodstock

Two Rivers-Ottauquechee Region of Vermont

FUTURE LAND USE

TRORC Board designated future land use areas

Map 3 of 14
2025 Regional Plan
Adopted 2/26/2025



Two Rivers-Ottauquechee Region of Vermont

FUTURE LAND USE

TRORC Board designated future land use areas

this map is available online <https://www.trorc.org/programs/maps/>

Map 3 of 14
2026 Regional Plan
First Hearing draft - 2026

