

Gott, Catherine

From: pj clovergiftshop.com <pj@clovergiftshop.com>
Sent: Friday, July 24, 2026 1:25 PM
To: regionalplan@trorc.org; Act250 - Board
Subject: TRORC Regional Plan Comment

You don't often get email from pj@clovergiftshop.com. [Learn why this is important](#)

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

I am writing to express my concern about the TRORC 2026 Draft Regional Plan. I am a resident and business owner in the Town of Woodstock.

I am concerned about the mandatory "shall" and "must" language throughout the plan, the reclassification of parcels without parcel-level notice to landowners, the compressed public comment timeline, and the lack of individual town meetings on the revised Future Land Use maps.

The plan's restrictions on accessory on-farm businesses — including a cap of 20 social events per year — run counter to Vermont's statutory goal of strengthening agriculture. The plan should be promoting and expanding opportunities for farmers and working landowners, not restricting them. Agritourism, value-added farm products, and on-farm enterprises are exactly what Vermont's rural economy depends on. The language in this plan suppresses rather than supports that vision. In Woodstock, many of our accessory on-farm businesses are important tourist draws, bringing tens - if not hundreds - of thousands of dollars to our local economy each year.

I am asking LURB to carefully review whether adequate public engagement has occurred before certifying this plan, and to require TRORC to provide parcel-level reclassification data, individual town meetings on the revised Future Land Use maps, and a meaningful revision of the agriculture provisions before any adoption vote is taken.

The lack of transparency and disregard for public opinion and concern throughout this process has been disheartening. I hope that TRORC will begin to take the voices of residents into consideration and make the necessary adjustments to this plan, as well as provide updates to all of those potentially affected, whether directly or indirectly.

Thank you for your attention to this email, and I look forward to your reply.

Patricia Eames
Woodstock VT

Patricia Eames, Owner

Clover Gift Shop
Clover Apothecary
Sunday Drive
Sun Day Farms
www.clovergiftshop.com
www.vtsundaydrive.com