

Gott, Catherine

From: Beth Harrington McCullough <beth@harringtonvt.com>
Sent: Friday, July 24, 2026 2:27 PM
To: Act250 - Board
Cc: regionalplan@trorc.org
Subject: TRORC Regional Plan Comment



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I am writing to express my concern about the TRORC 2026 Draft Regional Plan. I am real estate broker and work in many of these towns that are effected by any decision.

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. Many who make decisions to move to Vermont want to know if they purchase a property with the intent to cultivate an Agri tourism business or on farm enterprise need to be told with preciseness exactly what is allowed or permitted. The maps are still inconsistent.

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. Further that people understand what land use controls are rolling out and will dictate land use so when I'm working to help sell or help people buy I have a clear understanding of that's on that land. Currently I cannot tell head from tail on much of it.

Sincerely,

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