

Gott, Catherine

From: Kevin Geiger <kgeiger@trorc.org>
Sent: Monday, July 20, 2026 12:34 PM
To: Michelle Massa
Cc: Peter G. Gregory; Michael Tagliavia; John Benson; Hurley, Janet; Hadd, Sarah; Dingledine, Brooke; Sultan, Kirsten; Weinhausen, Alex; Act250 - Board; Nicole White-Fogarty; Vernal Stone; Amy Record; Chelsea Parker; Gregory Wilson; Liana Horster; Marty Hale; Kyle Katz; Seann Patrick (SeannPatrickPhotography); Andrea Herrington; Helen Wilson; Meghan Asbury; admin
Subject: RE: Vershire Planning Commission — Formal Letter for the Public Record | TRORC 2026 Regional Plan First Hearing
Attachments: FLU change letter for VERSHIRE.pdf
Categories: Catherine

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

Michelle,

Kyle has entered the letter into the record and it will be addressed in the responsiveness summary. That summary, and the resulting changes in the draft plan and maps, will then be used for by the staff as we make revisions for the Board's consideration as we move toward the next hearing.

As you know, we actually have held in-person meetings in each town when we presented the draft Fure Land Use maps to each town. Our [meeting](#) with the Vershire Planning Commission was over a year ago, and since that time the Town has had a large format printed version of the map. That draft map was also available on our website with a comment feature where any landowner could make comments.

Recently, each town was sent the required memo and maps of the current and proposed future land use map showing just the town. There is no requirement that a parcel-by-parcel analysis is done, nor is there a requirement that we meet again with each town. However, as noted in the memo sent to the Selectboard Chair which we copied to the Planning Commission Chair (attached), we said, "Besides looking at the attached maps covering your town, you can view these maps (as well as the rest of the Region) in a more detailed way by comparing the online versions linked below." The memo provided links in the pdf to the digital online maps that are viewable to the parcel level.

These are

<https://trorc.maps.arcgis.com/apps/mapviewer/index.html?webmap=df2013e1252344f883b0a5896ecd742f>

<https://experience.arcgis.com/experience/b2a2c6a9f3e3479e8984f85e4fc98777>

As noted in the meeting in Fairlee we also have gone the extra mile and now made a comparison tool that is available here.

<https://experience.arcgis.com/experience/1bfa3b1be3364e3d9d25b938566fb749>

We have also extended comments on the first draft until August 10. At this point, we respectfully maintain that our outreach has been sufficient.

We look forward to the upcoming hearings. As always, comments on specific text in the draft Plan along with suggested revisions, and comments on areas of the future land use maps where people have issues where they feel the future land use area is wrong, and the reason for such, are especially welcome.

Thank you for your continued interest in our work.

Kevin

Kevin Geiger, AICP CFM

Chief Planner

Two Rivers-Ottawaquechee Regional Commission

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This email is a public record. It is not intended as legal advice.

From: Michelle Massa <shellfro@hotmail.com>

Sent: Thursday, July 16, 2026 10:29 AM

To: Kevin Geiger <kgeiger@trorc.org>

Cc: Peter G. Gregory <pgregory@trorc.org>; Michael Tagliavia <Mike.Tagliavia@vtleg.gov>; John Benson <John.Benson@vtleg.gov>; Janet.Hurley@vermont.gov; Hadd, Sarah <sarah.hadd@vermont.gov>; Dingledine, Brooke <brooke.dingledine@vermont.gov>; Kirsten.Sultan@vermont.gov; Weinhausen, Alex <alex.weinhausen@vermont.gov>; act250.board@vermont.gov; Nicole White-Fogarty <nwhitefogarty@vershirevt.org>; Vernal Stone <vstone@vershirevt.org>; Amy Record <recordridgewest@gmail.com>; Chelsea Parker <clerk@vershirevt.org>; Gregory Wilson <gwwilson2@gmail.com>; Liana Horster <liana.horster@mountainschool.org>; Marty Hale <Halerestorationandrepair@gmail.com>; Seann Patrick (SeannPatrickPhotography) <seannpatrick84@gmail.com>; Andrea Herrington <andrea.ccls@gmail.com>; Helen Wilson <hhwilson@gmail.com>; Meghan Asbury <masbury@trorc.org>; Nick Caputo <admin@vershirevt.org>

Subject: Vershire Planning Commission — Formal Letter for the Public Record | TRORC 2026 Regional Plan First Hearing

Dear Kevin,

Please find attached the formal letter from 5 elected officials in Vershire, submitted for the public record in connection with the TRORC 2026 Regional Plan First Hearing. The letter addresses three primary concerns:

1. the inadequacy of the review timeline,
2. the absence of parcel-level disclosure to municipalities and landowners on land reclassifications, and
3. our substantive objection to mandatory policy language that exceeds the advisory role of a regional planning body.

I will be attending tonight's information session in Fairlee and will raise these concerns on the record.

Please confirm receipt by return email, addressing our formal requests made in the letter, including in-person open forums in each town so that landowners may view large format parcel-level maps and ask questions/raise their concerns, and an extension of this entire process.

Sincerely,

Michelle Massa, Chair
Vershire Planning Commission