



Memo

Date: June 27, 2026

From Kevin Geiger, AICP CFM , Chief Planner

To: Vershire Selectboard Chair

Re: Comparison of Regional future Land Use Maps for Vershire pursuant to [24 VSA 4348\(d\)\(2\)](#)

The current Future Land Use Map for the Region is proposed to be changed in the Draft 2026 Regional Plan. The current and proposed Future Land Use Maps' portions for your town are shown on the attached. This memo goes over the changes.

At the regional scale, the *names* of regional future land use areas (FLUAs) have changed because statute gave us new names to use. The *lands* they cover have changed some because the purposes of some future land use areas are now also in statute, and those did not always match what we have. The *policies* that pertain to each are very similar and remain guidance for towns, and only have effect through Act 250 and 248 and 248a proceedings.

The largest change for the Region 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 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. Visually, this change can easily be seen with the new large aqua area, the white area becoming a smaller light yellow area, and the green became a slightly smaller dark green area.

However, the map is not the most important part, it is what the map *means*. That meaning is only understood by looking at the goals and policies that the Regional Plan has for that area, and then by understanding *when* these have effect. In short, the Regional Plan's policies for an area have effect as the District Environmental Commission uses it when a project triggers their Act 250 review. The Regional Plan does not affect local zoning, nor does it affect most land development (since most development does not go through Act 250.)

Not every town has all of the old or new regional future land use areas. The applicable changes for your town are checked below:

- | | |
|--|--|
| ☒ Village Settlement to Village Center | ☒ Hamlet removed |
| ☒ Some Rural to Rural General | ☒ Some Rural to Village Center |
| ☒ Some Rural to Rural Agriculture and Forestry | ☒ Some Rural to Rural Conservation |
| ☒ Some Forest-Based Resource to Rural Agriculture and Forestry | |
| ☒ Some Forest-Based Resource to Rural Conservation | |

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.

William B. Emmons, III, Chair ~ Peter G. Gregory, AICP, Executive Director
128 King Farm Rd. Woodstock, VT 05091 ~ 802-457-3188 ~ trorc.org

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

[Current Future Land Use Map](#)

[Proposed Future Land Use Map](#)

The overall *import* of these changes is that more land in village settings could be developed more intensely than we previously had called for and will have greater access to development tax credits. It does not mean that it actually will be; that will depend upon public and private actions and your local regulations, if you have those. We encourage you to dive deeper into the land use ramifications of our Draft 2026 Regional Plan by beginning with the draft [Introduction](#) and then reviewing the [Land Use Chapter](#). Also, attending any of our upcoming meetings or hearings is a great way to provide feedback. These can all be found on our [calendar](#), but are also detailed in the attached notice.

Another part of the statute that led to this memo relates to what are called Tier 1A or 1B areas and requires us to inform you of those options. This is not always applicable to towns due to the requirements of statute. We have already communicated with you on this if it applies, but a separate memorandum on Tiers is attached regardless.

Cc Peter Gregory, Pete Fellows, Kyle Katz, TRORC Commissioner, PC Chair, CC Chair (if applicable),
Administrative Asst. (if applicable)