

Gott, Catherine

From: Michelle Massa <shellfro@hotmail.com>
Sent: Monday, July 20, 2026 4:15 PM
To: Kevin Geiger
Cc: Peter G. Gregory; Michael Tagliavia; John Benson; Hurley, Janet; Hadd, Sarah; Dingledine, Brooke; Sultan, Kirsten; Weinhagen, 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: TRORC comparative tool usage - 36 parker closeup.jpg
Categories: Catherine

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

Kevin,

For the record, three points in response.

1. **The 2025 meeting held in Vershire at a PC meeting cannot serve as "process credit" for the current 2026 draft because those were different maps.** Your June 27, 2026 memo to Vershire officials documents changes across all seven FLU categories between the 2025 maps and the 2026 draft, transmitting copies labeled "Current/Old" and "Proposed/New." The memo confirms changes across all seven categories but provides no parcel-level specificity — individual landowners cannot determine from it where their property now sits. I'll comment on the "comparison tool" below. The meeting in 2025 you are citing was held on *previous* maps your own correspondence confirms have since been revised. There has been no new meeting with Vershire officials and residents to review these new 2026 proposed FLU maps, however we are asking that happen before any plan is adopted. We feel that each town deserves this level of attention, given the ramifications for our private land.
2. **Other RPCs under the same mandate treated engagement as iterative, not one-and-done:**
 - **RRPC** ran three engagement phases over nearly three years. Phase 3 (May 2025) involved individual meetings with all 27 towns on the draft 2026 Act 181 FLU map. Maps were revised again after the first hearing before final adoption.
 - **Windham Regional** published individual town FLU maps for each of its 27 towns and explicitly states it "will complete additional updates after comments are received from LURB and following the public hearing" — revision rounds built in by design.
 - **Addison County** began individual PC meetings in February 2025, running engagement in parallel with map development so feedback shaped the maps *before* any draft was finalized.

This is to say nothing of the 273 mentions of the terms "shall" and "must" which other RPCs specifically chose not to include, explicitly characterizing their plans as advisory and aspirational.

3. On the comparison tool cited as "going the extra mile": As a web marketing/UX professional, I attempted to use it with my own address; see attached screenshot. Both 2026 layers are toggled off by default with no instruction how to activate them. The map auto-zooms to building level, where no FLU layer is visible. An average landowner/user will see a close-up of their roof and nothing about how their land is classified or how to navigate this tool. I ended up creating my own [FLU map explainer document](#) for folks so they can understand what is actually happening since it's unclear after the 2 info sessions to date and reviewing TRORC's website.

Lack of inclusivity, transparency, and respect for local authority - these are the main points of objection and hope to address as we move forward. We maintain our formal objection and look forward to LURB's review as well as guidance from the TRORC Commission and the Executive Board.

Michelle Massa
Chair, Vershire Planning Commission

Attachment: Screenshot of map default image, TRORC comparison tool, 36 Parker Rd, Vershire VT

From: Kevin Geiger <kgeiger@trorc.org>
Sent: Monday, July 20, 2026 12:33 PM
To: Michelle Massa <shellfro@hotmail.com>
Cc: Peter G. Gregory <pgregory@trorc.org>; Michael Tagliavia <Mike.Tagliavia@vtleg.gov>; John Benson <John.Benson@vtleg.gov>; Janet.Hurley@vermont.gov <Janet.Hurley@vermont.gov>; Hadd, Sarah <sarah.hadd@vermont.gov>; Dingledine, Brooke <brooke.dingledine@vermont.gov>; Kirsten.Sultan@vermont.gov <Kirsten.Sultan@vermont.gov>; Weinhausen, Alex <alex.weinhausen@vermont.gov>; act250.board@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>; Kyle Katz <kkatz@trorc.org>; 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: RE: Vershire Planning Commission — Formal Letter for the Public Record | TRORC 2026 Regional Plan First Hearing

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 Future 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>; Dingleline, Brooke <brooke.dingleline@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