

Gott, Catherine

From: Deborah Morse <deborahmorse2023@gmail.com>
Sent: Monday, July 27, 2026 9:58 AM
To: Act250 - Board
Cc: shellfro@hotmail.com
Subject: TRORC Regional Plan comments and objections

Categories: Catherine

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I am writing to express my concern about the TRORC 2026 Draft Regional Plan. I am a landowner in Bridgewater, Vermont.

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.

I also object to the heavy overreach and the following proposed restrictions:

- No fossil fuel heat as primary source.
- Mandatory EV chargers.
- No new business on a dirt road.
- Your land reclassified/restricted without direct notice.
- The definition of what constitutes "substantial regional impact" is vague and undefined.

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.

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.

Sincerely – Ronald and Deborah Morse

Bridgewater, Vermont Landowners

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