

Gott, Catherine

From: Jonathan Bicknell <jbicknell15@gmail.com>
Sent: Monday, July 27, 2026 8:47 PM
To: Act250 - Board
Subject: Fwd: Comments on draft 2026 regional plan

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Jonathan

Begin forwarded message:

From: Jonathan Bicknell <jbicknell15@gmail.com>
Date: July 23, 2026 at 2:14:25 PM EDT
To: Kevin Geiger <kgeiger@trorc.org>
Cc: Regional Plan <regionalplan@trorc.org>
Subject: Re: Comments on draft 2026 regional plan

Thank you Kevin for responding. I appreciate you getting back to me with answers and not ignoring my requests. I am still unsettled though and not convinced the TRORC is serving the towns well in this current situation. I will continue to look into this and also engage with our PC and SB.

Thanks,

Jonathan

Jonathan

On Thu, Jul 23, 2026 at 1:40 PM Kevin Geiger <kgeiger@trorc.org> wrote:

Jonathan,

All towns have had the maps for months, most for more than a year. You can find the dates they each got their own poster sized copy of the map [here](#).

Tunbridge got it 6/4/25.

The PC was physically handed a copy.

The change is significant in terms of area, less so in terms of policy.

As for mandatory language in the Plan, that is the way the Legislature wrote the planning statute and Act 250.

Kevin

Kevin Geiger, AICP CFM

Chief Planner

Two Rivers-Ottawaquechee Regional Commission

802-457-3188 ext. 3003

www.trorc.org

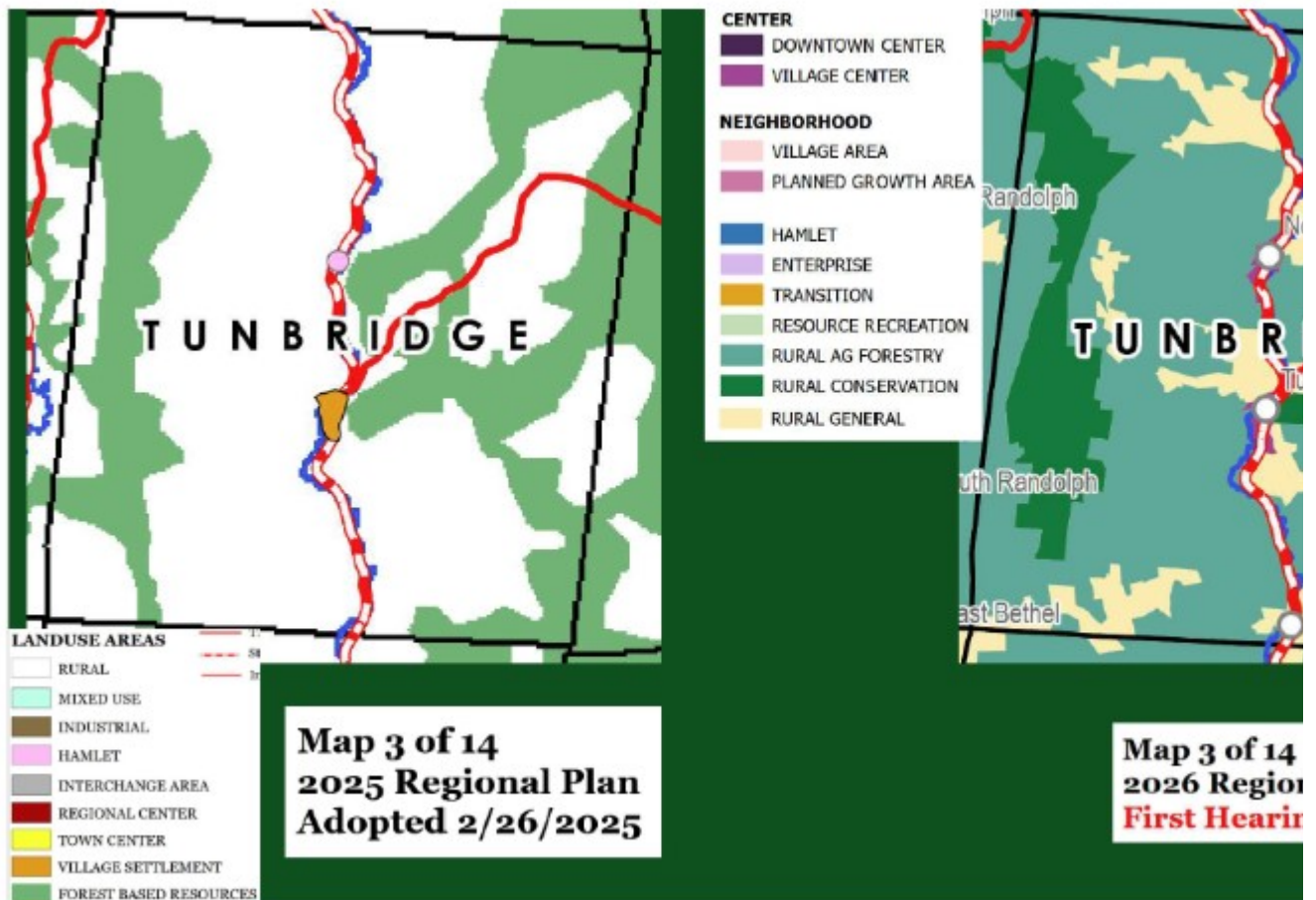
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From: Jonathan Bicknell <jbicknell15@gmail.com>
Sent: Tuesday, July 21, 2026 2:09 PM
To: Kevin Geiger <kgeiger@trorc.org>
Cc: Regional Plan <regionalplan@trorc.org>
Subject: Re: Comments on draft 2026 regional plan

Also any comments on why the compulsory phrases need to be in the language?

On Tue, Jul 21, 2026 at 1:28 PM Jonathan Bicknell <jbicknell15@gmail.com> wrote:

Thanks Kevin for getting back to me. You say "most" towns have had the map. Why did you not say all towns? Also how was Tunbridge notified of the update? I am seeing the following comparison. This change is quite significant.



On Tue, Jul 21, 2026 at 1:18 PM Kevin Geiger <kgeiger@trorc.org> wrote:

Jonathan,

Thanks for your comments. We have logged them and will respond when we collate all comments.

As you may have heard, we have extended comments on the first draft until August 10. I do want to note that as far as the future land use map, most towns have had that for a year or more.

Kevin

Kevin Geiger, AICP CFM

Chief Planner

Two Rivers-Ottawaquechee Regional Commission

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From: Regional Plan <regionalplan@trorc.org>
Sent: Tuesday, July 21, 2026 11:20 AM
To: Kevin Geiger <kgeiger@trorc.org>
Subject: FW: Comments on draft 2026 regional plan

From: Jonathan Bicknell <jbicknell15@gmail.com>
Sent: Sunday, July 19, 2026 7:49 PM
To: Regional Plan <regionalplan@trorc.org>
Subject: Comments on draft 2026 regional plan

Dear TRORC,

I am a Tunbridge resident and chair of the Tunbridge Trails Committee. I personally hosted a session on Act 181 for Tunbridge and surrounding towns and was grateful to have Kevin Gieger and Sam Lincoln as speakers. The goal was to give locals clear access to ask direct questions and get clear answers around Act 181. I also own land along route 110 in Tunbridge and have the property in land use status. I am a supporter of conservation and protection.

I am also an advocate of land owner rights. I am quite concerned that TRORC has taken a step too far and is dictating what land owners can and can't do with their land. Thoughtful land use should be encouraged not dictated. I hear this is a small step and isn't binding, but this "small step" is not necessary at this time. The language needs to change and the mapping revisions need to be scrapped. Please revert to previous [status.as](#) we believe there are multiple issues with the current mapping.

I join a ever louder public voice asking that all “shalls”, “musts”, and other compulsory phrases be removed from the policies for ALL land areas, and replaced with advisory language like “should” or “may”. If a town wants a “must” or “shall”, it’s up to them to include that in their zoning, including public review of the zones and associated rules. The TRORC has overstepped authority by adding this at this time.

Also I am quite disturbed by the approach for public feedback. A short one month period in the middle of summer is not ideal. This will set TRORC up for a surprise by the public and having to concede to a repeal later. I believe it is better to pause, change language, revert mapping and get proper public feedback from towns within the TRORC membership.

Thanks,

Jonathan Bicknell, Tunbridge VT