

Gott, Catherine

From: Kevin Geiger <kgeiger@trorc.org>
Sent: Tuesday, July 28, 2026 12:45 PM
To: Neil Ryan; Peter G. Gregory
Cc: Act250 - Board; Regional Plan; Pete Fellows
Subject: RE: TRORC FLU Map Methodology Public Records Request

Categories: Catherine

You don't often get email from kgeiger@trorc.org. [Learn why this is important](#)

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

Neil,

We have begun processing your records request. You have requested an estimate in advance if fees are expected to exceed \$25.00 and the basis for any charge. The first half hour of staff time is free per 1 VSA 316c, but after that TRORC could charge for staff time spent responding to the request. Staff are tracking hours already. Based on the full records request submitted and a very thorough response, the cost would likely be in the thousands of dollars. We do not charge copying costs or transmittal costs as the response will be digital.

However, in light of workloads and cost, we are preparing a faster response today that will still cost us several hundreds of dollars, but that we would not charge for. As a related note, we have also [posted](#) our written mapping framework on our website. Between these two, that may be sufficient for your needs.

Should that response not be what you seek, please consider the maximum amount you are prepared to pay before we dive deeper. Given the time and expense, to be fair to all of our towns' needs we require that those charges be paid in advance prior to delivery of the larger response.

Kevin

Kevin Geiger, AICP CFM

Chief Planner

Two Rivers-Ottawaquechee Regional Commission

802-457-3188 ext. 3003

www.trorc.org

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

From: Neil Ryan <neilmadsenryan@gmail.com>
Sent: Monday, July 27, 2026 8:38 PM
To: Peter G. Gregory <pgregory@trorc.org>; Kevin Geiger <kgeiger@trorc.org>
Cc: Act250 - Board <Act250.Board@vermont.gov>; Regional Plan <regionalplan@trorc.org>
Subject: TRORC FLU Map Methodology Public Records Request

Dear Kevin and Peter,

My first request for explanation of the criteria related to FLU mapping was November 6th, 2025.

I made comments on the GIS maps on my own parcel in November as requested by TRORC. Those comments received no articulated response. The same holds true for all Corinth community members I have spoken with, whether or not their land category designations changed in whole or in part. The comments left by the public seem to have been removed from the GIS layer from the map. To the best of my knowledge, they are not available in the current FLU maps and have not been available for some time. Please direct me to them if I'm incorrect.

18.5% of my parcel was shifted from rural conservation to rural ag and forestry, with the balance remaining in rural conservation. I have yet to receive any rationale from TRORC for the original designation or the evolved angular, partial division.

I reject any classification of my parcel as rural conservation. It is actively managed timberland, enrolled in current use for those activities, and is an owner-occupied farm and homestead. But I have no possible way of contesting criteria that contributed to your decision as none have been made available.

More broadly, at each of the three TRORC informational sessions, I and many others repeatedly requested the actual methodology.

Between the first and second meeting, TRORC produced an informal chart as a stand-in for the methodology. At each of the informational sessions, the public was told by Kevin (to paraphrase): *the methodology is too complicated for a general audience to understand*.

Among the members of the public attending those hearings were attorneys, landscape architects, real estate agents, planning commission members, Senators and Representatives, and my wife who is a geographer, peer-reviewed author, has taught geography at CU Boulder, and has worked in GIS for twenty years. I'm sure that many of the attending public would be able to digest the methodology.

As of this evening no methodology has been forthcoming. More problematically, none was available at the outset of this process for the public to consult.

I am making a public records request of TRORC concerning the derivation of the Rural; general, Rural; agricultural and forestry, and Rural; conservation areas on the 2026 Draft Regional Future Land Use Map.

Please see the attached PDF. I request this correspondence and the attached records requests also be entered into the record by the Land Use Review Board, cc'ed as well.

Regards,

Neil Ryan
Corinth, VT