

Gott, Catherine

From: Cheryl L. Sargeant <csargeant@gmavt.net>
Sent: Thursday, July 30, 2026 1:26 PM
To: Act250 - Board; regionalplan@trorc.org
Subject: TRORC Regional Plan Update

Categories: Catherine

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Ladies and Gentlemen,

I am writing to express my concern about the TRORC 2026 Draft Regional Plan. I am a resident, a landowner, and the Town Clerk in the Town of Granville. 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 am especially concerned with the proposed plan of removing the elderly from their generational homes because there may be 1 or 2 people living in a 3 or more bedroom house with several acres around it and putting them into elderly communities closer to services. Then allowing the State/Town to revamp the homes and land into low income housing/apartments/family housing developments without notice to the landowners. It just sickened me to read what TRORC is proposing to do in the 2 Village Centers in Granville which has 10 of these housing structures slated to be built without notification of the landowners and/or public. The Town of Granville does not have a municipal water system and/or wastewater facility and there are no plans to take on such an endeavor especially given the fact that we are a flood prone area.

The Town of Granville has several acres of conserved forest lands and agricultural lands already on the books; US Forest Service, State of Vermont and several Current Use Parcels on the grand list. These parcels have not been taken into consideration when imposing TRORCs land use recommendations and mapping.

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.

The Town of Granville is a rural town sited along VT Route 100 between 2 ski areas with a 3rd on a VT Route 125. We have no businesses here in Town to employ the 249 full-time

residents and they are forced to travel outside of our borders to make their living. We do have 2 working farms that do employ a few farm workers and several home rental units which may employ a few people to clean and/or maintain them. I do not see in the proposed plan any mention of finding an employer to locate here and/or plans to extend public transit from Rochester to Granville. All of which would help those that no longer drive and/or need temporary assistance after surgery. Over the years as Town Clerk and Service Officer I have helped so many people to find jobs, services and connections to improve their lively hood and yet these issues are not addressed in the Plans.

I am asking LURB to carefully review whether adequate public engagement has occurred before certifying this plan, and to require TRORC to provide ALL parcel-level reclassification data, individual town meetings on the revised Future Land Use maps, and a meaningful revision of the Land Use provisions, Agriculture provisions before any adoption vote is taken.

Thank you for your time and consideration and I await a response.

Cheryl L. Sargeant
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