

Gott, Catherine

From: Pete Fellows <pfellows@trorc.org>
Sent: Friday, July 31, 2026 2:12 PM
To: Michelle Massa; Kevin Geiger; Regional Plan
Cc: Gregory Wilson; Peter G. Gregory; wbemmons3; Act250 - Board
Subject: RE: Vershire Planning Commission — Formal Letter for the Public Record | TRORC 2026 Regional Plan First Hearing

Categories: Catherine

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

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

Comments available online here.

Four Formal First Hearings (in-person and Zoom [link](#))
[Presentation](#) from the three July info sessions. Outreach Summary [to date](#).

- [Recording](#)
- [Recording](#)
- [Recording](#)
- July 31 at 6 PM King Farm, 128 King Farm Rd., Woodstock VT

First hearing comments are due August 10. The Responsiveness Document is available [here](#) that shows comments. This document is updated as time allows, usually weekly or every few days.

Our responses will be set by late August and will be included in the Responsiveness Document at that time. A final (second) hearing draft will be created for our Board to review and offer to the public in a second hearing sometime this fall.

You can find all meetings and hearings on our [calendar](#), along with their Zoom links.

Lots of maps, been available with parcels for a long time.

Online MAPS, zoom in with PARCELS

[2025 Adopted Regional Future Land Use Areas](#)
[2026 DRAFT Regional Future Land Use Areas](#)
[Statewide Act 181 Map all RPC FLUA maps](#)
[2025 vs. 2026 FLUA COMPARER](#) with acreage percentages by parcel
[Acreage Tables](#)

Pete Fellows, GISP, CFM



GIS Manager | Two Rivers-Ottawaquechee Regional Commission
 128 King Farm Road | Woodstock, Vermont 05091
 (802) 457-3188 - phone | (802) 281-2961 - cell
[trorc.org](#) | [TRORC facebook](#) | [TRORC YouTube](#)
[TRORC ArcGIS Online Portal](#) | [TRORC GIS](#)

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

From: Michelle Massa <shellfro@hotmail.com>

Sent: Friday, July 31, 2026 12:52 PM

To: Kevin Geiger <kgeiger@trorc.org>; Regional Plan <regionalplan@trorc.org>

Cc: Gregory Wilson <gvwilson2@gmail.com>; Pete Fellows <pfellows@trorc.org>; Peter G. Gregory <pgregory@trorc.org>; Bill Emmons <wbemmons3@gmail.com>; act250.board@vermont.gov

Subject: Re: Vershire Planning Commission — Formal Letter for the Public Record | TRORC 2026 Regional Plan First Hearing

Dear Kevin,

a few points of clarification please:

1. **Timing for Plan adoption:** On Wed night in Bradford I asked if TRORC will seek a legal opinion on the question of whether TRORC can take advantage of the 1-year extension as included in the provision of S325, or whether there's even an actual deadline here at all, and I never got a direct answer on that. Will you seek a legal opinion immediately so there is clarity, or shall I ask for it on behalf of the citizens?

There seems to be great urgency attached to moving this plan through the approval process which drives a sense of inadequate public involvement - perhaps not in your minds - but in the minds of hundreds of people in this district who are unsatisfied with this process for many reasons. Last night in WRJ, a member of the public from Pittsfield asked you again directly about the consequences of not having an adopted plan by end of this year, and your response was that state grant funding would be *revoked for towns*? Or that it's up to the LURB to decide? Or that you just don't know yet? Your email below in this string sounds tentative at best, and then you went further last night by saying their funding would be *revoked*?

It seems to me that now is the time to get clarity on this point by seeking a legal opinion.

2. **On sharing ALL public feedback in it's entirety:** your email below from 7/21 says that "all comments will be kept and responded to in our responsiveness summary...". It does not say that *all comments will be shared in full publicly*, which is what I would expect to be the answer when it comes to full transparency in the public domain, given that TRORC is a political subdivision of the state and thus subject to public records standards. So can you please clarify in writing whether ALL public comments will be fully shared in their original form with your Board and the public, and what is the mechanism and date by which these comments will be shared?

Thank you,

Michelle Massa

Vershire PC Chair

From: Kevin Geiger <kgeiger@trorc.org>

Sent: Tuesday, July 21, 2026 11:46 AM

To: Michelle Massa <shellfro@hotmail.com>; Regional Plan <regionalplan@trorc.org>

Cc: Gregory Wilson <gvwilson2@gmail.com>; Pete Fellows <pfellows@trorc.org>; Peter G. Gregory <pgregory@trorc.org>

Subject: RE: Vershire Planning Commission — Formal Letter for the Public Record | TRORC 2026 Regional Plan First Hearing

Michelle,

As has been explained previously, all comments will be kept and responded to in our Responsiveness Summary, shared with our Board at the end of August. This will also be posted on our website.

The expiration extension is not applicable as our Plan would expire in 2033. The main consequence of not finishing by end of 2026 as we understand it would be the loss of state tax credits in designated areas as these are becoming the areas in our Plan.

We do not believe our timeline is condensed.

Kevin Geiger, AICP CFM

Chief Planner

Two Rivers-Ottawaquechee Regional Commission

802-457-3188 ext. 3003

www.trorc.org

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From: Michelle Massa <shellfro@hotmail.com>

Sent: Monday, July 20, 2026 11:16 AM

To: Regional Plan <regionalplan@trorc.org>

Cc: Kevin Geiger <kgeiger@trorc.org>; Gregory Wilson <gvwilson2@gmail.com>

Subject: Re: Vershire Planning Commission — Formal Letter for the Public Record | TRORC 2026 Regional Plan First Hearing

Hi, Kyle

can you explain how all the comments/feedback/concerns will be aggregated and shared out to the town officials and community members?

That is an integral part of any public process and many of us would like to know that timeline for sharing out. It's part of the public record and should be shared out as such in a timely manner, given this hyper-condensed timeline.

Three other questions that have emerged:

1. As part of S.325, towns and RPCs were given a 1-year extension to update in accordance with Act 181 provisions. Does this extension apply to TRORC and who determines that, the LURB?
2. What are the consequences internally or externally, if any, if a new regional plan is not adopted by the end of the year, for any RPC?
3. Why is the timeline for TRORC's plan so condensed to happen within just a few weeks vs. what other RPCs rolled out over months (or years) with an iterative input process and holding meetings individually with each of their member towns - why did that not happen in our region?

Thank you,
Michelle

From: Regional Plan <regionalplan@trorc.org>

Sent: Monday, July 20, 2026 10:55 AM

To: Michelle Massa <shellfro@hotmail.com>

Cc: Kevin Geiger <kgeiger@trorc.org>

Subject: RE: Vershire Planning Commission — Formal Letter for the Public Record | TRORC 2026 Regional Plan First Hearing

Hi Michelle,

Received. Thank you.

Kyle

From: Michelle Massa <shellfro@hotmail.com>

Sent: Thursday, July 16, 2026 11:36 AM

To: Regional Plan <regionalplan@trorc.org>

Subject: Fw: Vershire Planning Commission — Formal Letter for the Public Record | TRORC 2026 Regional Plan First Hearing

For the formal record.

From: Michelle Massa <shellfro@hotmail.com>

Sent: Thursday, July 16, 2026 10:28 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 <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>; Vern Stone <vstone@vershirevt.org>; Amy Record <recordridgewest@gmail.com>; Vershire Town Clerk <clerk@vershirevt.org>; Gregory Wilson <gvwilson2@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>; masbury@trorc.org <masbury@trorc.org>; Vershire selectboard <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