

From: [Mark Bowers](#)
To: [Act250 - Board](#); [Regional Plan](#)
Subject: Concerns about Rural Conservation and Rural Ag & Forestry
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The draft proposal for the Two Rivers-Ottauquechee Regional Commission has some sections referencing Rural Conservation and Rural Ag & Forestry which are of grave concern. Specifically, TRORC has painted much of the parcels as RC or RA&F which currently are Rural Residential--full time single family homes filled with working Vermonters. Many of these properties represent multi-generational wealth whose owners plan to subdivide or build additional family dwellings. Re-classifying these properties under the most restrictive categories suggest that TRORC is not so interested in adding residential units.

The TRORC plan includes the following anti-development statements:

- 1) TRORC will work with member towns on Town Plans and bylaws that will address smaller development not subject to Act 250 in the Rural Conservation Area so that it is done in ways that preserve the functions of these areas while allowing compatible development. (Appendix C, page 7)
- 2) As habitat data is updated, TRORC will re-evaluate this land use area (Rural Conservation) to ensure that its purposes are being met. (Appendix C, page 7)
- 3) TRORC will work with the State to ensure that the natural functions of the Rural Conservation Area are economically valued so that both the towns containing them and their owners have incentives to leave them in a largely undeveloped state. (Appendix C, page 7)

So, first TRORC is painting with broad strokes shifting everyday working Vermonter homes into Rural Conservation or Rural Ag & Forestry and then severely limiting what those properties are allowed to do.

This top-down approach does not belong in Vermont. We are a representative democracy and we have such a robust, green, carbon-neutral, resource-rich, wildlife-rich environment because of the many multi-generational Vermonters working the land and conserving these spaces for future generations.

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