

From: [Michelle Massa](#)
To: [Hurley, Janet](#); [Hadd, Sarah](#); [Weinhagen, Alex](#); [Dingledine, Brooke](#); [Sultan, Kirsten](#); [Act250 - Board](#); [Kyle Katz](#); [Regional Plan](#); [Kevin Geiger](#)
Cc: [Neil Ryan](#); [todd Heyman](#); [Michael Tagliavia](#); [John Benson](#); [Ehlers, James](#); [Josh Hanford](#); [wbemmons3](#); [Nicole White Fogerty](#); [Farrell, Alex](#); [Brooks, Tayt](#); [john moore](#); [ted.brady@vlct.org](#)
Subject: Formal Comment: TRORC 2026 Regional Plan — Methodology Deviations, Statutory Incompatibility, and LURB's Pre-Adoption Obligations
Date: Thursday, August 6, 2026 4:31:20 PM
Attachments: [Massa-Vershire_LURB_FormalComment_FINAL_Aug6_2026.pdf](#)

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Dear Members of the Land Use Review Board,

Attached is my latest formal written comment on the TRORC 2026 Draft Regional Plan. I'll be direct about something: I wish I didn't have to send it; there are ripe blueberries going *unpicked*, and that's a tragedy.

However, these concerns are real, and they're documented in detail. Sadly, the sheer volume of material that citizens, planning commissioners, and selectboard members across this region have had to produce just to *ATTEMPT* to be heard is itself evidence of a broken process and organization defined by arrogance and unprofessionalism. Over the past several weeks and months, towns including Vershire, Pomfret, Brookfield, Topsham, Newbury, Bethel, Randolph, Strafford, Bradford, and others have submitted letters, attended hearings, filed comments, and shown up — repeatedly — to ask basic questions that should have been answered way before a single boundary was drawn. Each time, we asked questions and we got platitudes, deflection, and non-answers. Not one of us left any of those info sessions or hearings feeling heard or satisfied with the responses. These meetings were a farse. Please, watch the replays, starting with [Bethel](#).

We are not a group of squeaky rural complainers who don't understand how regional planning works. We are elected and appointed municipal officials, landowners, farmers, business owners, and neighbors who have read the methodology and plan, looked at maps, checked it against the statewide guidance, and found that it doesn't hold up. It is a trainwreck. The formal comment attached documents four specific deviations between TRORC's July 2026 FLU mapping methodology and the VAPDA standards TRORC's own document acknowledges as controlling. It raises a statutory compatibility question that has not been answered, and it asks (begs?) the LURB to do what it was created to do: **hold the line on process before any vote, not after.**

This is the ask:

1. Stop the clock now. Time out.
2. Require TRORC to answer with specificity and integrity these questions as presented by

me, Neil Ryan, Todd Heyman, John Moore, Gwynn Zakov (Brookfield Planning Commission, former VLCT), and many others.

3. Then proceed with a public process that is inclusive, legitimate, and iterative, just as other RPCs have done over the past 12 months.

The attached comment explains the legal basis for that ask in full. I am not an attorney, but I am doing the best I can with the skills I have available to me. I'm available to discuss any of it directly.

Respectfully,

Michelle Massa
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