

August 9, 2026

VIA ELECTRONIC MAIL

Two Rivers -Ottauquechee Regional Planning Commission
128 King Farm Rd.
Woodstock VT. 05091
Attn Kyle Katz
regionalplan@trorc.org
cc.act250.board@vermont.gov

Dear Mr. Katz:

Proposed Two Rivers-Ottauquechee Regional Plan (First Hearing Draft) Comments

The landowners Moore Family Partnership, Teraverde LLC, Teraalta LLC, TOM3LLC, John S. Moore LLC, John Moore, and Emily Grube, respectfully submit the following comments in support of its request for a reclassification of their properties in the town of Pomfret and Sharon on the Future Land Use map.

This request is made for several reasons:

- The future land use mapping process has not followed promises made by TRORC. The Town of Pomfret was promised by TRORC in January 2025 that Pomfret would be on the “early side” of the town-by-town engagement around the future land use mapping. That engagement never occurred.
- The future land use mapping process has not followed statutory requirements. 24 V.S.A section 4348 requires that RPCs solicit the participation of municipalities and local citizens “at the outset of the planning process and throughout the process”. Despite that, in April 2026 at a meeting of the TRORC executive committee, TRORC Executive Director Peter Gregory stated when asked about the concerns of landowners that "I don't care. I'm here to get this regional plan through. I'm not worried about what every landowner is thinking."
- The methodology used to create the future land use maps was only recently made available (sometime in July), and more problematically, was not available at the outset of the process.

Because TRORC did not engage the Town of Pomfret as promised, did not meaningfully involve affected municipalities and landowners throughout the planning process, provided no methodology until very recently for the land use map creation, the resulting classification of these properties lacks both procedural and local planning support. Land

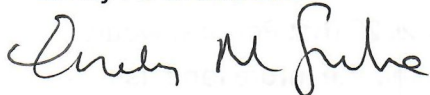
use designations should be developed through a transparent, collaborative process that respects statutory requirements, municipal planning efforts, and the knowledge of the communities they affect. In this case, that standard has not been met.

We agree with comments submitted by Michelle Massa, Neil Ryan, Tod Heyman, and the Town of Pomfret Planning Commission and the Selectboard.

We respectfully request that properties owned by the Moore Family Partnership span 489-154-10386.10380.10383., Teraverde LLC span 489-154-10188, Teraalta LLC span 489-154-10131, TOM3LLC span 489-154-10587, John S. Moore LLC ,span 489-154-10182 576-181-10242, John Moore span 489-154-10386, John Moorre, Emily Grube, A. David Moore Span 490-154-10388, and Emily Grube span 489-154-10212 be reclassified to the Rural General category on the Future Land Use Map. This classification will be in agreement with our Pomfret Town plan.

For the Moore Family Partnership.

Emily M. Grube LLC



For Teraverde LLC, Teraalta LLC, Tom3LLC ,

John Moore, Managing Member



John S. Moore LLC

John Moore



Emily Grube

