

From: [Vaughn Micciche](#)
To: regionalplan@trorc.org; [Act250 - Board](#)
Subject: Re: Comment 2 on TRORC regional plan
Date: Monday, August 10, 2026 7:52:47 PM

You don't often get email from vaughn.micciche@gmail.com. [Learn why this is important](#)

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I had the wrong address for act 250 board .. but it is corrected in this reply

Hello trorc and LURB,

This comment is specific to the use of the river corridor maps from 2019 in the creation of the new land use maps to be used for the trorc region.

I disagree with utilizing the river corridor mapping for any purpose related to future land use. The ANR maps were never intended to be utilized for act250 purposes and are incorrect when compared to the statute.

Statutory definition (10 V.S.A. § 1422, part of the Flood Hazard Area and River Corridor Protection Act): a river corridor is "the land area adjacent to a river that is required to accommodate the dimensions, slope, and meander pattern of the naturally stable channel and that is necessary for the natural maintenance or restoration of a dynamic equilibrium condition... and to provide minimum, meaningful protection from fluvial erosion hazards."

Also from what I can tell there is nothing actually linking the regional future use map to the ANR mapping going forward so if ANR were to fix the mapping at my property it would not automatically update the map used for the regional plan.

Also why is it possible for Rutland to only use heavy flooding mapping in their maps but TRORC has much more broad river corridor maps which they have consolidated into another layer with wetlands ... which basically gives them the ability to first say (its an ANR river corridor) and if that gets changed then i am assuming it is a wetland until the landowner comes up with enough money to prove otherwise?!

My property located at 1105 lower michigan rd Pittsfield vt 05762 has never flooded and is not a wetland and the creek has never moved its banks... the arbitrarily wide mapping of the 2019 ANR river corridor crosses the road which is very far from the bank of the creek and quite high above it (the topo lines are incorrect on the map) also my barn shows up on the map but not my house.

It oddly appears as though the arbitrary placement of the ANR river corridor was done so purposefully to remove economic viability from my farm parcel as it effectively renders the property unusable unless we relocate the town road (which HAS NEVER FLOODED!!!) This river corridor also is oddly drawn right to the corner of my neighbors house and covers other neighbors houses rendering them also unusable in the current plan should act250 become applicable.

This appears to be stripping our ability to offer services to each other and keeping our local economy viable and is disproportionately affecting lower income peoples at the benefit of wealthy people.

If you must use maps due to a state mandate then use the same approach as Rutland where they use heavy flood zones instead of wetland/river corridor

Vaughn micciche

1105 lower michigan rd
Pittsfield vt 05762

On Mon, Aug 10, 2026 at 7:49 PM Vaughn Micciche <vaughn.micciche@gmail.com> wrote:
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