

From: [Vaughn Micciche](#)
To: [Act250 - Board](#); [Regional Plan](#)
Subject: comment 3 - parcel size
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Dear LURB and trorc -

Pittsfield as a town has vehemently voted down zoning and yet we are having zoning thrust upon us by the regional commission.

I own two properties that are both in a rural-ag and forestry future land use area per the proposed TRORC maps. This seemed fine to me until i realized that TRORC has not included my house on one of the maps which makes it look like there are less houses in my area than there actually are!

I disagree with the concept that my property which borders a property which is not considered rural ag and forestry even though it has woods, a house, a barn, and fields (just like my property) yet they can create parcels that are 1 acre and I can only create 5 acre parcels?

This directly takes property value from me, (hundreds of thousands of dollars of potential value) and thousands of dollars of extra tax income for the town should we develop, this level of zoning should be a town matter as it has been not a matter.

It is not only keeping tax revenue from increasing due to development, it is also creating land and home ownership financial barriers to purchase as the would-be buyer needs to be able to afford to purchase, maintain, and pay the taxes on a larger acreage!

please revert this to town control entirely and stop trying to re-implement act 181 by a different name

Vaughn Micciche

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