Gott, Catherine

From: Robert Pear <rpearjr@gmail.com>
Sent: Friday, September 11, 2026 12:22 PM
To: Act250 - Board
Subject: Questions regarding Tier 1b Status

VERMONT
LAND USE REVIEW BOARD
Application #: RPC10-0001
Exhibit #: 113
Date Received: 09-11-2026

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Hi Janet, I had spoken to Peter Kopsco last week and he said you would be the person to contact with questions regarding Tier 1b. I left you a voicemail earlier this morning.

I live in Woodstock and am having difficulty in getting answers via our Town/ Village Manager. I am really concerned about Tier 1b status for our village. Since the Village Historic District includes our entire village, I am afraid that removing Act 250 oversight would remove a much needed additional layer of oversight to protect our historic resources. I feel our local zoning regulations are inadequate and am working during the revision process.

The main issue we have now is that after a presentation by TRORC at a February regular Village Trustees meeting, the Trustees decided by consensus that they would seek public input prior to voting on whether to request or be included in Tier 1b status. However, the following regular meeting, they went ahead and voted to be included without any public input, (Tier 1b was included on the agenda under the votes section). I was not at either meeting, but it is clearly reflected in the minutes and on the agendas. Currently Woodstock Village is shown as having Tier 1b status.

A number of us in the community would like the vote to be rescinded to start with a clean slate and for public input then to be considered as promised in February.
Question 1- can the vote be rescinded and our village be removed from Tier 1b status?

Our Town/ Village manager has stated that if the Village doesn't revise our zoning regulations to meet Act 181 standards to allow for Tier 1b status by an upcoming October deadline, then the vote would become moot because we wouldn't qualify for it; therefore, there would be no need to rescind the vote because at this point we will not get the necessary zoning revisions completed in time.
Question 2- is that how it would work out?
Question 3- Would the affirmative vote already taken for Tier 1b status stand if the regulations were revised to meet Act 181 standards in the future and would we then be designated with Tier 1b status without another vote?

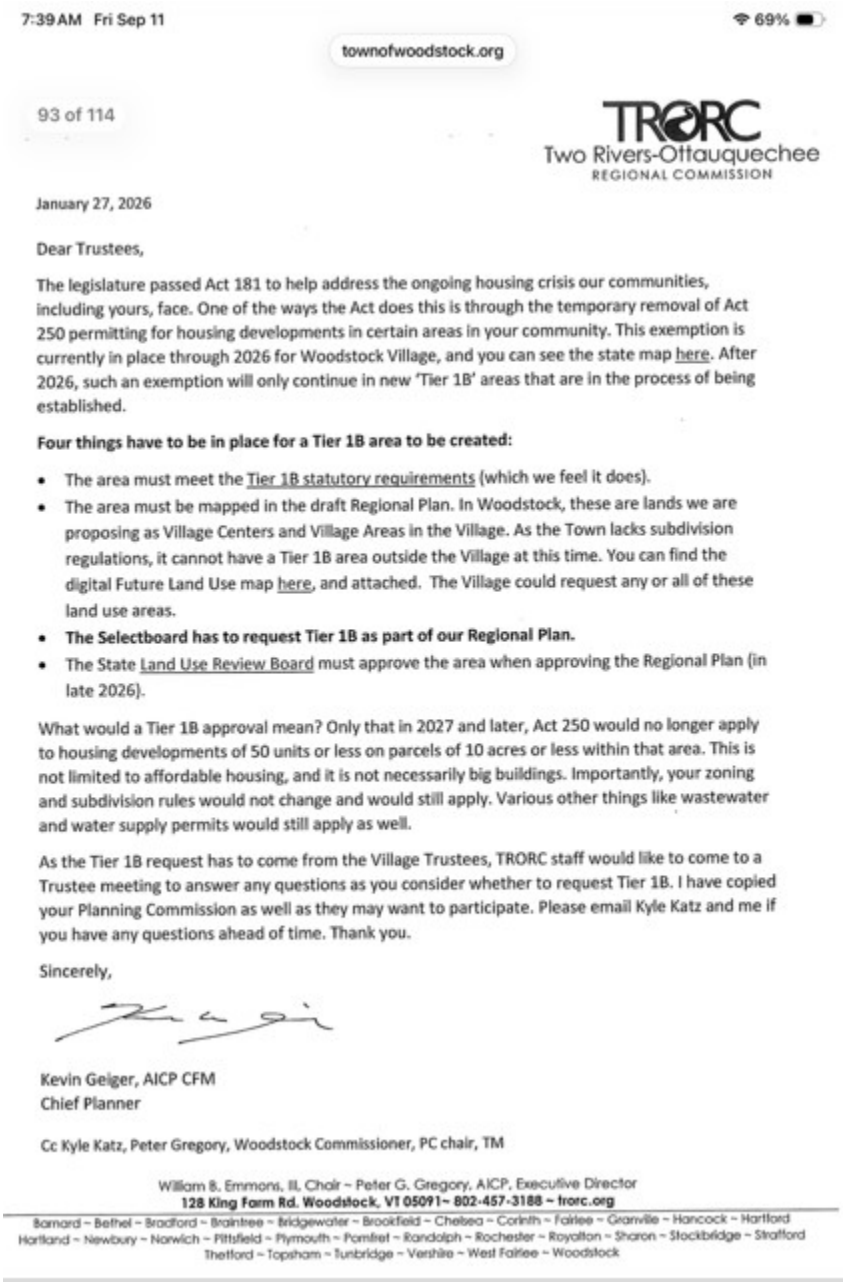
Lastly, I have attached a letter from TRORC sent to the Trustees in January 2026, well before the March vote by the Village Trustees to request/ adopt Tier 1b status. In the first paragraph, it states:

"This exemption is currently in place through 2026 for Woodstock Village, and you can see the state map here. After 2026, such an exemption will only continue in new 'Tier 1B' areas that are in the process of being established." This statement by TRORC seems to indicate that a vote by the Trustees was not even required. It is also unclear what "in the process of being established" actually means.

Question 4- what is the process to be designated Tier 1b and is a vote by the municipal board governing the area of designation required?

Question 5- what does the phrase “in the process of being established” used by TRORC actually mean? If we are in the process of revising our zoning regulations, is that considered “in the process of being established” even if we haven’t yet affirmatively decided we want Tier 1b status for our village?

I appreciate your time and look forward to your response.
Thanks,
Robert Pear
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TRORC
Two Rivers-Ottauquechee
REGIONAL COMMISSION

January 27, 2026

Dear Trustees,

The legislature passed Act 181 to help address the ongoing housing crisis our communities, including yours, face. One of the ways the Act does this is through the temporary removal of Act 250 permitting for housing developments in certain areas in your community. This exemption is currently in place through 2026 for Woodstock Village, and you can see the state map here. After 2026, such an exemption will only continue in new ‘Tier 1B’ areas that are in the process of being established.

Four things have to be in place for a Tier 1B area to be created:

- The area must meet the Tier 1B statutory requirements (which we feel it does).
- The area must be mapped in the draft Regional Plan. In Woodstock, these are lands we are proposing as Village Centers and Village Areas in the Village. As the Town lacks subdivision regulations, it cannot have a Tier 1B area outside the Village at this time. You can find the digital Future Land Use map here, and attached. The Village could request any or all of these land use areas.
- **The Selectboard has to request Tier 1B as part of our Regional Plan.**
- The State Land Use Review Board must approve the area when approving the Regional Plan (in late 2026).

What would a Tier 1B approval mean? Only that in 2027 and later, Act 250 would no longer apply to housing developments of 50 units or less on parcels of 10 acres or less within that area. This is not limited to affordable housing, and it is not necessarily big buildings. Importantly, your zoning and subdivision rules would not change and would still apply. Various other things like wastewater and water supply permits would still apply as well.

As the Tier 1B request has to come from the Village Trustees, TRORC staff would like to come to a Trustee meeting to answer any questions as you consider whether to request Tier 1B. I have copied your Planning Commission as well as they may want to participate. Please email Kyle Katz and me if you have any questions ahead of time. Thank you.

Sincerely,

Kevin Geiger, AICP CFM
Chief Planner

Cc Kyle Katz, Peter Gregory, Woodstock Commissioner, PC chair, TM

William B. Emmons, III, Chair ~ Peter G. Gregory, AICP, Executive Director
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