

June 6, 2019

**To: TRORC Selectboard Chairs  
TRORC Planning Commission Chairs  
Abutting Regional Planning Commission Executive Directors  
Department of Housing and Community Development  
Agency of Natural Resources  
Agency of Agriculture, Food and Markets  
Other Interested Parties**

**From: Peter G. Gregory, AICP, Executive Director**

**RE: TRORC Regional Plan Amendments**

Two Rivers-Ottawaquechee Regional Commission (TRORC) has initiated a process to update the TRORC Regional Plan. Attached to this memorandum is the Public Hearing Notice, laying out the formal opportunities to react to this proposal, and the draft amendments under consideration. Electronic versions of the proposal, including maps, can be viewed at <https://www.trorc.org/trorc-regional-plan/>.

- **Introduction** – The old ‘History and Development’ chapter was deleted and incorporated into this chapter.
- **Healthy Communities** – The Healthy Communities chapter was updated to include new information and to update data.
- **Land Use** – Two new land uses were added to the Plan; Industrial and Mixed-Use Areas and appropriately assigned to various areas in the Region. Some new hamlets, villages, and town centers were added. The Interchange Areas were also updated and clarified. Conservation and Resource Areas was retitled to Forest-based Resource Areas and aligned with new forest and habitat data.
- **Transportation** – Changes to the Transportation Chapter entailed updating data, condensing and reorganizing content, and clarifying certain sections to demonstrate that statutory requirements have been met. A handful of the goals, policies, and recommendations are new, but most had only minor edits for clarity or specificity.
- **Working Landscape** – The narrative in this chapter was reduced and clarified.
- **Natural Resources** – The surface water section of the Natural Resources chapter includes new language that reflects the statutory changes to the Vermont Water Quality Standards that occurred in 2016. Additional information was also added to the wetlands section regarding the relationship between wetlands and essential fish and wildlife habitat.
- **Historical, Cultural, Archeological and Scenic Resources** – Information has been updated to reflect changes in the current registry of National Historic Districts and Vermont Historic Districts. Outdoor Lighting Design and Management has been updated to cut down on excessive background narrative and add information on LED lighting. Scenic Values and Telecommunications Facilities – has been removed from this Chapter and relocated into the Utilities and Facilities Chapter of the Regional Plan.
- **Homes in the Region** – This chapter has been edited to reframe “housing” as “homes” to put a human face on the issue of the scarcity of affordable homes. Data and charts have been updated and background material reduced. There is now a stronger emphasis on the role of multi-family housing as a critical part of the solution to more homes, and a new section titled “Emerging Issues/Solutions” has been added to discuss tiny houses, homeshares, and short-term rentals.

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

- **Utilities, Facilities and Services** – Text was greatly reduced in this chapter to simplify sections. A new section on municipally owned facilities was added.
- **Emergency Management** – Text in this chapter was reduced and simplified.
- **Energy** – This chapter has been revised with more up-to-date data, and the TRORC Energy Implementation Plan (EIP) and maps have been incorporated into this chapter.
- **Economic Development** – This update removes lists of background information and text that duplicated what was mentioned in other charts and tables. Text and data additions were included to discuss the female to male gender wage gap.
- **Relationship to Other Plans** – This chapter's text was greatly reduced.
- **Plan Implementation** – Minor edits were made to clarify language.
- **Definitions** – New definitions have been added to this chapter in an effort to further clarify important terms used in this document.
- **Implementation Matrix** – New action items included in the chapters have been added.

The TRORC Board encourages your participation in these hearings, and welcomes written comments at, or prior to, the hearings by mail to TRORC, 128 King Farm Road, Woodstock VT 05091 or by email to [regionalplan@trorc.org](mailto:regionalplan@trorc.org).

Please contact me if you have any questions.

Sincerely,



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