



ATTN: Vermont House Committee on Environment – Chair Rep. Amy Sheldon and members  
Vermont Senate Committee on Natural Resources and Energy – Chair Sen. Anne Watson  
Speaker of the House Rep. Jill Krowinski  
House Majority Leader Rep. Lori Houghton  
Governor Phil Scott  
Lieutenant Governor John Rodgers  
Senator Russ Ingalls  
Representative John Kascenska

May 4, 2026

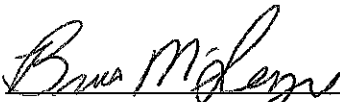
On behalf of the Town of Maidstone, the Selectboard writes to express our concerns regarding Act 181 and its potential impact on rural communities such as ours. While the designation of forest blocks and habitat connectors may be well intentioned, the implementation of these measures would impose substantial limitations on landowners without clear guidance, adequate data transparency, or recognition of unique local conditions.

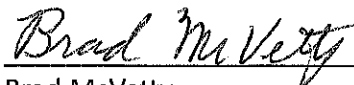
These restrictions threaten to make it increasingly difficult for residents to build homes, maintain working lands, or derive income from their property. The so-called “Road Rule,” which limits the length of driveways and private roads, further compounds these challenges. When combined with the Tier system, this rule effectively clusters new homes and commercial structures near roadsides—or eliminates development opportunities altogether.

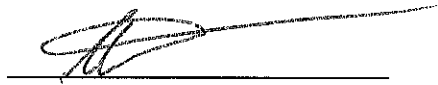
In rural Vermont towns like Maidstone, there is often no central village or downtown. The application of the Road Rule and Tier system under Act 181 could therefore have severe unintended consequences, including lowering property values and restricting future growth. We urge policymakers to revisit these provisions with consideration for the realities of rural life and to engage directly with local governments to ensure a more equitable and practical approach.

Respectfully,

The Maidstone Selectboard

  
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Bruno McKenzie – Chair

  
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Brad McVetty

  
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Scott Lovell

P.O. Box 118  
Guildhall, VT 05905  
802-676-3210