

Town of Stratton, VT

Board of Selectmen

April 27, 2026

Attn: Representative Amy Sheldon, Chair House Committee on Environment & Energy, Senator Seth Bongartz, Senator Anne Watson, Lauren Hierl, All Members of the Natural Resources & Energy Committee, VT House of Representatives, Windham County Representative Laura Sibilica, & Governor Phil Scott.

Subject: Act 181

The Stratton Selectboard respectfully submits this letter in opposition of Act 181, with a specific focus on the implementation of the Tier 2 and Tier 3 areas and Road Rule. We have serious concerns that the intended balance between conservation and growth and development in this bill, when implemented, could cause irreparable damage to many towns, including ours.

In small, rural communities, such as Stratton, we are reminded daily of the respect and stewardship those who choose to live here must show the land. The terrain is mountainous, the soil is rocky and our map is configured of thousands of acres of Green Mountain National Forest. Stratton has worked diligently over the years to establish conservatory efforts through zoning regulations and continuous observation of local development patterns.

The current draft mapping classifies our town entirely in Tier 2 and Tier 3. For many perspective homeowners or current landowners looking to pass on a piece of land to a family member to build, this creates an abundance of risk and fiscal hardship that didn't previously exist in most areas. Landowners are fearful of future restrictions and rightfully so, as a Selectboard we are as well.

Stratton's goal is to increase housing units by 52 by 2030, and 220 by 2050. These are lofty goals for a larger municipality with more robust infrastructure and resources. We ask that you take a closer look at how a centralized, one size fits all approach plays out in real time, with real Vermonters.

We urge the Legislature to repeal or substantially amend Act 181 in its entirety.

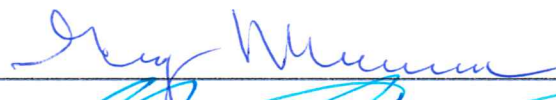
Thank you,

Stratton Board of Selectmen

Al Dupell, Chair  _____

Larry Bills, Vice Chair _____

Chris Liller  _____

Greg Marcucci  _____

Boomer Walker  _____