

April 6, 2026

Dear Leanne Harple:

I am writing to you today as a constituent and a landowner, a business owner, and a farmer who is deeply concerned about the future of our state. I am calling for the full repeal of Act 181 and a fundamental overhaul of Act 250 to exempt families and small businesses trying to make a living on their own land.

Currently, these laws do not protect Vermont; they cripple the very people who steward its landscape or landowners Specifically:

- The "Road Rule" is a Financial Barrier: Requiring an Act 250 permit for a driveway longer than 800 feet (effective July 1, 2026) is an attack on rural families. In our part of the state, 800 feet is an ordinary distance to reach a homesite. Forcing a family to spend tens of thousands of dollars on state-level permitting just to build a single home or a small shop for a business is an infringement on our property rights.
- Tier 3 Mapping is a "Regulatory Taking": The new Tier 3 designations for headwaters and "habitat connectors" are being drawn by planners in Montpelier without local input. This effectively "locks up" private land, destroying its resale value and preventing us from building housing for our children or expanding our small businesses.
- Crippling Small Business Diversification: For small businesses and farms to survive today, they must diversify. Act 181 makes it nearly impossible to add a farm-stay, a processing shed, or a small workshop without triggering a bureaucratic maze that most of us cannot afford.

Act 181 was designed to push everyone into high-density "Tier 1" centers, but many of our towns lack the sewer and water infrastructure to ever

qualify. This leaves rural Vermonters with all the restrictions and none of the benefits.

I urge you to support House and Senate efforts to repeal the Road Rule and Tier 3 designations immediately. We do not need a "delay" until 2030; we need a permanent exemption for families and small-scale developments that are the backbone of our rural economy.

Also... The money being collected from Act 250 and Act 181 is being used to build a permanent bureaucracy of full-time board members and planners. Instead of that money going toward infrastructure for our small towns, it is being spent on mapping and enforcement that makes it harder for regular Vermonters to live on their own land.

Please consider rural Vermont and repeal this terrible piece of legislation.

We are requesting that this letter be posted on the committee's webpage.

Thank you for your time and consideration.

Peter & Sandy Gebbie

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