



TOWN OF CORINTH
Selectboard

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April 8, 2026

Representative Amy Sheldon, Chair,
House Committee on Environment and Energy
Senator Anne Watson, Chair,
Senate Committee on Natural Resources and Energy
Vermont Legislature
Statehouse, Montpelier VT

DELIVERED BY EMAIL

Re: S. 325, Act 181 in the Town of Corinth

Honorable Amy Sheldon, and the House Environment Committee,
Honorable Anne Watson, and the Senate Natural Resources and Energy Committee,

At the Corinth selectboard meeting last evening, we heard the testimony of residents opposed to the implementation of Act 181. As a selectboard we feel compelled to share with you the comments we heard.

Corinth is a municipality located in Orange County, 28 miles south of Montpelier. The town comprises approximately 1,500 residents distributed across four hamlets and encompasses more than 48 square miles of land, roughly 80 percent covered by forest. There are several working dairy farms and nearly 800 acres of wetlands. We definitely qualify as rural. Town Tier 1 exemptions do not apply to Corinth as we have no municipal wastewater treatment; property is presently mapped as Tier II or Tier III. A sizable portion of Corinth is mapped as Tier III.

Corinth residents spoke on the draft rules and maps of Act 181, and in particular the "road rule" and Tier III restrictions that sharply restrict their capacity to divide land into housing lots for future generations. Few comments addressed development for commercial purposes. You can listen to their comments on our Zoom recording, [here](#).

Their disappointment and distress is poignant. Most of these families are counting on their land, their most significant asset, as a means of providing a place where their children could build a home at a reduced cost – without the purchase of a lot. Their objections include rules triggering Act 250 review in Tier II that may add material permit costs to the housing they hope to build. Given the construction costs of housing in Vermont and the scarcity of housing alternatives, they simply seek to provide their children with an affordable opportunity for a home in this State.

Among the residents expressing concerns was a local banker, who confirmed that mortgages originated by the nearest bank are often for borrowers in Corinth constructing family-related housing on large parcels.

When Corinth residents pay taxes on larger parcels of land, it appears that they are investing in their family's future. They are terribly concerned about affordability and a legacy for their children. (Unlike taxes paid in more suburban settings, they are not receiving significant public services in exchange for local taxes, other than roads and schools).

Residents at the meeting felt that there was not enough meaningful opportunity for their input into the mapping of Tier II or Tier III in Corinth, nor for comment on the impact of development restrictions in the statute, which seemed to exacerbate their frustration.

The Selectboard wants you to know that the proposed rules and maps are motivating strong objections regarding the financial and residential development impact on property in Corinth. We also now recognize that the Selectboard will need technical assistance to assess Act 181's impact on Corinth's grand list, and that this process has not provided means to do that. We ask that you consider these concerns in your future deliberations regarding S. 325.

Thank you for your service to our State.

With kind regards,

The Corinth Selectboard



Carl Demrow



Stephen Devoto



Holly Groschner, Chair