

## Lindsey Schreier

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**From:** Sinsigalli, Misty (she/her) <Misty.Sinsigalli@vermont.gov>  
**Sent:** Tuesday, May 12, 2026 8:51 AM  
**To:** Lindsey Schreier  
**Cc:** Richard Wobby  
**Subject:** FW: support of wetland rule

Good morning Ms. Schreier,

Please find Mr. Wobby's written testimony below – please file this in advance of the LCAR hearing on Thursday.

Thank you,

*Misty*

**Misty Sinsigalli** (she/her) | Commissioner  
Department of Environmental Conservation  
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Vermont is marking the one- and two-year anniversaries of historic flooding in 2023 and 2024. Learn more about the impacts and ongoing recovery with the [Recovery, Rebuilding, Resilience interactive story map](#). Find ways to support the many individuals, businesses and communities who still need help at the [State's Disaster Recovery webpage](#).

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**From:** Richard Wobby <rjw@agcvt.org>  
**Sent:** Tuesday, May 12, 2026 8:32 AM  
**To:** Sinsigalli, Misty (she/her) <Misty.Sinsigalli@vermont.gov>  
**Subject:** support of wetland rule

You don't often get email from [rjw@agcvt.org](mailto:rjw@agcvt.org). [Learn why this is important](#)

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Letter of Support for Commissioner Misty Sinsigalli's Testimony on Vermont Wetland Rules Amendments

Dear Committee Members,

I am writing to express my strong support for the testimony delivered by Commissioner Misty Sinsigalli regarding the proposed amendments to Vermont's Wetland Rules. Commissioner Sinsigalli's approach demonstrates a thoughtful and

balanced consideration of Vermont's urgent housing crisis and the need for robust environmental protection.

## **Key Points of Support:**

### **1. Balanced Approach to Trade-Offs:**

- Commissioner Sinsigalli acknowledges the reality of trade-offs in public policy, emphasizing the importance of considering the full environmental and social ledger rather than focusing on isolated impacts. This pragmatic perspective is essential for effective governance.

### **2. Legal and Transparent Rulemaking:**

- The Department of Environmental Conservation followed the Attorney General's guidance by pursuing a full statutory rulemaking process, ensuring that changes are lawful, transparent, and subject to public scrutiny. This strengthens the legal foundation and durability of the proposed amendments.

### **3. Responsive to Public Input:**

- The proposal was significantly revised in response to stakeholder feedback, including:
  - Removal of Opportunity Zones, reducing eligible acreage by 50%.
  - Incorporation of a 2:1 net gain mitigation requirement (Act 121).
  - Addition of Best Management Practices for utility crossings.
  - Implementation of a hard sunset date (January 1, 2030).
  - Introduction of a mixed-use residential minimum and a registration process.
- These changes reflect genuine engagement with community concerns and are not merely cosmetic.

### **4. Addressing Vermont's Housing Crisis:**

- The testimony highlights sobering data: Vermont must triple its housing production to meet long-term needs, with only 2,654 units permitted in 2024 versus a need for over 7,500 annually. Half of renters are cost-burdened, and the state faces one of the highest per capita homelessness rates in the nation.
- The amendments are a targeted response, focusing development in established community centers where infrastructure exists, thus minimizing environmental impact elsewhere.

### **5. Environmental Safeguards Remain Strong:**

- The amendments do not affect Class I wetlands or mapped Class II wetlands beyond a 25-foot setback and apply only to 3% of Vermont's land (designated downtowns and village centers). For the remaining 97% of the state, wetland protections are unchanged or strengthened.
- The 2:1 net gain mitigation requirement and ongoing conservation efforts (e.g., 135 acres restored or conserved in 2024) underscore Vermont's continued commitment to wetland protection.

### **6. Alignment with Climate and Community Goals:**

- The proposal supports Vermont's Climate Action Plan by promoting compact development, reducing vehicle miles traveled, and preserving rural landscapes and biodiversity.

In summary, Commissioner Sinsigalli's testimony and the proposed amendments represent a responsible, data-driven, and community-responsive approach to one of Vermont's most pressing challenges. I urge the Committee to support these amendments as a critical step toward a more sustainable and equitable future for all Vermonters.

Sincerely,

RJW



**Associated General Contractors of Vermont**

**"Your voice of the Vermont construction industry"**

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[Let's Talk, pick a time](#)