

TOWN OF EDEN
71 Old Schoolhouse Road
Eden Mills, VT 05653

Phone: (802) 635-2528

Fax: (802) 635-1724

Email clerk@edenvt.org

Website: www.edenvt.org

April 14, 2026

To the Members of the Vermont General Assembly and Governor Phil Scott
State House Montpelier, Vermont 05633
Re: Urgent Call for the Repeal or Substantial Amendment of Act 181

Dear Members of the Legislature and Governor Scott,

The Selectboard of the Town of Eden writes with deep concern and growing frustration to express our **strong opposition** to Act 181. We urge the General Assembly to **repeal or substantially amend** this law before it causes irreparable harm to rural communities like ours.

Eden is one of the largest towns in Vermont by land area, spanning over 64 square miles. We have already contributed significantly to the state's conservation goals through widespread enrollment in the Current Use Program and the recent permanent protection of more than 6,000 acres in the Eden Forest project. We support smart conservation, but Act 181 goes far beyond reasonable balance.

While the state has set a housing target of **70 new homes by 2030** for Eden, Act 181's tiered system, expanded Act 250 jurisdiction, restrictive road rules, and aggressive mapping requirements make meeting that target nearly impossible. The law simultaneously demands growth and blocks the ability to achieve it. This contradiction has created serious unrest among our residents. Many Eden townspeople are deeply worried about the future of our community. Some are actively discussing how they can work around the new restrictions. Others are talking about moving away entirely, and a growing number are even speaking of outright ignoring the law. This level of frustration and division is unprecedented in our town.

Act 181 is not working. It places an unfair and disproportionate burden on large rural towns that have already conserved vast amounts of land, while making responsible development extremely difficult. Rural Vermont cannot sustain this approach.

We therefore strongly urge the Legislature and the Governor to **repeal or substantially amend Act 181** as soon as possible. We need a balanced land-use policy that respects local realities, acknowledges the conservation efforts already made by towns like Eden, and allows us to meet housing needs without strangling our community.

The people of Eden deserve better. We ask for your immediate attention and decisive action on this critical issue.

Sincerely,

The Selectboard of the Town of Eden






