

Pomfret Planning Commission Meeting

Zoom Meeting
Pomfret, Vt

12/7/20

Approved 3/1/2021

Present: Bill Emmons, Cy Benoit, Ann Reynolds, Orson St. John, John Moore, Nelson Lamson, Karen Hewitt Osnoe (Zoning Administrator)

Absent:

Guests:

Call To Order/Agenda Changes/Public Comment: None

Billy Emmons called the Planning Commission meeting at 7:12 pm.

Orson St John moved and Nelson Lamson 2nd to approve the 11/16/20 minutes... Motion carried.

Orson St. John moved and Nelson Lamson 2nd to have the winter meetings convene at 6pm until further notice... Motion Carried.

Karen Reported the following:

Loraine Atwood a second Primary residence on Caper St... It will be a ZBA hearing Dec 8th

ZBA approved road access Carey across from Chippers. Karen explained local calculation for Flood Base Flood Elevation in zone A. Basically ok to develop if proposed land is 1 foot above the (BFE)base flood elevation. Formulas used to calculate the BFE.

Deck in back of lodge at Suicide Six,... ZBA hearing pending ... Act 250 has approved.

Bridge. Log Cabin Drive ZBA hearing. Dec 10th 4pm. Jenson has not got back yet so hearing will go on but may be set to date certain.

Karen gave suggestion on list serve notice approved by SB to notify landowners of the need to obtain permits. We agreed if SB approved it is ok to send out.

Zube on Broad Brook may need septic permit, Road access from SB, ZBA hearing for change of use to home from garage, Waiver from Set back from road, and Flood Plain approval. Karen will be sending out letter to Zube.

Considerable discussion on whether the Ridgeline and Hillside Conservation Overlay should control underground power. The definition of development, as explained in 15.5.1, in the bylaw, does not include underground power unless the clearing of land in the ridgeline is greater than 1 acre.

Discussion on establishing a Conservation Commission, or a committee. to identify, for developers, land in Pomfret that may be suitable for multi-family houses.

Meeting adjourned at 8:20 pm

Next meeting 12/21/2020 at 6 pm.

Respectfully submitted,

John Moore, Clerk.

Action Items.

John to call Ellen to find out what is left in our budget and how much we spent last year.

Next meeting December 7th 2020

Orson moved and Cy seconded to adjourn at 8:01 pm... Motion carried.

Submitted,

John Moore, clerk