

Pomfret Planning Commission

Meeting 8/21/23 7 pm.

Pomfret, VT.

APPROVED 9/18/2023

Present: Bill Emmons, Nelson Lamson, Cy Benoit, John Moore, Jack Pearsons, Karen Hewitt Osnoe (Zoning Administrator).

Absent: Doug Tuthill, Tyler Wellington

Guests: Nancy Mathews

Call To Order/Agenda Changes/Public Comment:

Bill Emmons called the Planning Commission meeting at 7:05 pm

Public Comment. None.

Karen reported on the State statute governance on ADU's vs our more strict requirements. Karen will do further research on which one rules.

We continued our work on the Housing Chapter.

Nancy Mathews handed out some suggestions on the Housing Chapter, attached. We may want to consider her suggestion being forthright on the South Pomfret VD.

Jack Pearsons will get his recommended graphs completed before the next meeting... Bill Emmons will re-send the Education chapter to the Pomfret School directors.

No meeting on the first Monday in September... It is Labor Day.

Meeting adjourned at 8:45pm

Respectfully submitted:

John Moore, Clerk

POMFRET HOUSING OPTIONS FOR TOWN PLAN
Suggested Language for Town Plan

1. Gain a clearer knowledge about housing needs for a variety of income levels in the future and update the language currently in the Housing Chapter.

The recently published Town of Pomfret Change of Appraisal Values can give us, at least, a sense of the current balance of properties based on assessed value. Note that this data included housing as well as land only properties:

Up to \$250,000; 96 (16%)
\$250,000 - \$400,000: 161 (27%)
\$400,000 - \$1,000,000: 241 (40%)
Over \$1,000,000: 109 (18%)

2. Evaluate the Village Center Designation to determine if that is an appropriate designation for Pomfret and review the Housing chapter language that encourages residential development which might not be appropriate in the South Pomfret Village area.

At this point, the village center designation is obviously suitable for assets such as Abbott Library, Saskadena Six, Artistry, and Teago Store. However, it is located in an area of high-water levels and is probably not suitable for large subdivisions without public sewer and water. The state has recently passed legislation temporarily allowing higher densities for housing. These higher densities do not currently apply to Pomfret since we do not have public sewer and water availability. It does show that Vermont is trying to create more housing around the state.

I recently had a conversation with Bronwyn Cooke AICP, State of Vermont Community Planning and Policy Manager for the Vermont Department of Housing and Community Development. She recommended communication with two other experts in her department. When I asked if the current designated areas sufficiently represent all of the towns in Vermont, she indicated that the department is researching possible other town categories for towns are subject to flooding or other water table problems. I am in the process of try to reach these experts.

3. Research the open land area of Pomfret Road and determine how its open land can absorb housing development while preserving its clean water resource and its rural beauty. Add language that will preserve the water resource. Also, consider adding subdivision regulations that will allow shielding development in open areas.

4. Page 8 #12 Consider possible edited language: Where appropriate, add new housing development.
5. Page 8, #13 Consider possible edited language: Consider the option of manufactured housing in Pomfret in order to reduce housing prices.
6. Before concluding the Town Plan, a survey of town residents should be concluded.