

TOWN OF POMFRET
Zoning Board of Adjustment

Minutes

Permit Application: #ZP20-01

Property Address: 2035 Pomfret Road, South Pomfret

Applicant: The Pomfret Road General Store, LLC

1. Permit Application #ZP20-01 was reconvened by the Zoning Board of Adjustment at a public hearing on March 5, 2020.
2. Present at the hearing were the following members of the ZBA: Alan Blackmer (Chair), Michael Reese, Shaun Pickett, and Benjamin Brickner. Also present were Karen Hewitt Osnoe (Administrative Officer and Clerk for the ZBA), Kevin Worden, Betsy Rhodes, Anne Bower, Carol Lamson, Nelson Lamson, Christine Cole, Steven Horton, Kathleen Dolan, Seth Westbrook, Doris Roberts, Emily Grube, Phil Dechert and Mark van Gulden.
3. Hearing opened at 6:05 PM.
4. The subject property is a single parcel (ID #0121) located at 2035 Pomfret Road in the Town of Pomfret and consisting of two lots: Lot 1 (Store) consisting of 0.33 ± acres (0.13 ± acres outside the right-of-way) and Lot 2 (Parking) consisting of 0.33 ± acres (0.23 ± acres outside the right-of-way) pursuant to survey entitled "Clover Corporation, Garage and Store Property in South Pomfret" by Michael Engineering Company dated November 13, 1975 and recorded in the Pomfret Land Records.
5. The application requires review under the sections 7.1 and 7.4 of the Pomfret Zoning Ordinance and Part IV.C under the Pomfret Flood Hazard Area Regulations. Pursuant to 24 V.S.A. 4449(d), the application is also subject to review under Section 2.2.1.5 of the proposed revised Pomfret Zoning Ordinance for which notice of a public hearing to be held by the Pomfret Selectboard was given on December 12, 2019.
6. The following documents were received in response to the ZBA's request for additional information.
 - A letter from Banwell Architects dated January 5, 2020 [sic; likely intended to be February 5, 2020] listing answers to the questions posed by the ZBA for additional information.
 - A proposed site plan, revised February 5, 2020 to reflect ZBA comments and requests, including depiction of the bay window, relocated ADA parking space and

minimum setbacks from property lines and rights-of-way.

- Architectural plans dated February 5, 2020 and depicting the building interior, including location of the mechanical room and maximum seating capacity.
7. During the course of the hearing the following testimony was heard from Kevin Worden and Emily Grube.
- Kevin Worden, civil engineer, spoke regarding the answers to the questions posed from the ZBA following the first hearing on January 28, 2020.
 - Kevin Worden spoke about having a meeting with the Selectboard regarding the proposed construction in the right-of-way, such as curbing around the building and parking lots.
 - Emily Grube stated that no decision has been made by the Selectboard in regards to the right-of-way issues. They had to confer with Two Rivers Ottauquechee Regional Commission and VTrans for a traffic study. They met with Scott Jensen, River Management Engineer for the Vermont Department of Environmental Conservation, regarding the upper and lower bridge.
 - Emily Grube stated that Library Street is too narrow for 2 lane traffic and they may have to replace the lower bridge at some point. There is concern about the wing wall being part of The Pomfret General Store, LLC's foundation. The septic tank is located along the wing wall. The leach field is in the middle of the parking lot across the street from the store.
8. Pursuant to 24 V.S.A. 4464(b)(1), Benjamin Brickner made a motion to close. Michael Reese seconded the motion. Following a vote, the ZBA approved the motion unanimously. The hearing was adjourned at 6:30 PM.

These Minutes approved at Pomfret, Vermont, this 11 day of March, 2020.



Alan Blackmer, chair
Zoning Board of Adjustment