

Pomfret Planning Commission

Meeting 9/23/2024 7 pm.

Pomfret, VT.

DRAFT

Present: John Moore, Cy Benoit, Doug Tuthill, Bill Emmons

Absent: Karen Hewitt Osnoe, Nelson Lamson

Guests: None

Call To Order/Agenda Changes/Public Comment:

Bill Emmons called the Planning Commission meeting to order at 7:01pm

Public Comment. None.

John Moore made a motion 2nd by Tyler Wellington, 2nd by Cy Benoit to approve the minutes of 9/9/24 Motion carried.

TRORC sent to the Selectboard Chair a list of recommendations for us to consider if we were to get our town plan approved by TRORC. We went thru the list and made many amendments to our town plan draft. List attached here.

Meeting adjourned 8:45

Submitted.

John Moore, Clerk

9/17/2024

Pomfret Town Plan Brief

Hello Selectboard Chair,

Two Rivers-Ottauquechee Regional Commission staff have conducted a preliminary review of Pomfret's draft Town Plan and Maps. The results of the review indicate that TRORC would not approve the town plan as currently written. Please see below for our more specific findings.

Specific Findings

- _Citizen participation not outlined well in the plan (Was there a survey? Outreach events beyond PC meetings? Posters beyond normal meeting warnings? Tabling at Pomfret's events?)
- _The Rural Residential and Ridgeline land use areas must state in their policies that "Primary retail is prohibited in this land use area" or similar language.
- _Strip development should be more obviously prohibited in all land use areas. There is currently only a mention of strip development in the narrative on p. 61.
- _Upcoming public investments are not outlined strongly.
- _We typically recommend mentioning "Smart Growth" by name in a policy, ex. "Development in accordance with Smart Growth principles is encouraged."
- _The Plan does not mention ways to assist with unemployment or low incomes through supporting a strong and diverse economy with rewarding and sustainable job opportunities.
- _The Plan does not quite fit the requirement to support safe, convenient, economic, and efficient transportation. This could be remedied by adding a policy to support a Park & Ride in Pomfret. This is discussed in the narrative, but should be moved to/added to the policies section on P. 41 or 42.
- _There are policy statements in the narrative of p. 14 which support maintenance and improvement of habitat. Those should be moved to the policies area of that section.

- _Pomfret’s Plan should more directly address the location of multi-family housing and mobile/manufactured homes in similar areas to single family homes. There is currently no mention of mobile/manufactured homes in the Plan.
- _The Plan does not discuss where accessory dwelling units are highly encouraged. A policy encouraging these units specifically “within or attached to residences allowing close proximity to cost-effective care and supervision for elderly or disabled persons” would be acceptable.
- _On page 44 in the Utilities and Facilities section, many fire policies and recommendations are in a paragraph, rather than in a policies and recommendations section.

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- _The Utilities and Facilities town-owned section does not include a plan with recommendations to meet future needs for the facilities and services with indication of priority, cost, and method of financing.
- _The Childcare area of the plan is un-updated and does not work to ensure the availability of safe and affordable childcare including considering it during the planning process, considering financing, infrastructure, business assistance for providers, etc.
- _Restoration of floodplains should be addressed.
- _The Emergency Planning section of the Plan needs significant updates. LEPC 12 was sunsetted and replaced with the REMC. There is only a state-wide LEPC at this time.
- _If Pomfret is interested in the Village Center Designation Program, the Plan must have a policy encouraging the Selectboard to pursue designation, along with a proposed boundary on the Future Land Use map. This would be separate from qualifying a village to be its own municipal entity.
- _It appears that the Ridgeline Land Use Area is the area designated as “conservation” in the Pomfret Zoning. This is not very clear in the Plan, the Ridgeline Area specific land use area policies are insufficient and should outline

protections of the area, *some* of which are present in the Zoning already. The intent of this section of State statute is to maintain and encourage intact forest blocks and habitat connectors, which does not appear to be the main goal in the Plan or in Pomfret's Zoning.

If you have specific questions, please feel free to reach out!

Sincerely,

Sydney Steinle

TRORC Planner