

Pomfret Planning Commission

Meeting 12/2/2024 7 pm.

Pomfret, VT.

DRAFT

Present: John Moore, Cy Benoit, Doug Tuthill, Bill Emmons, Nelson Lamson, Tyler Wellington, Karen Hewitt Osnoe

Absent: Jack Pearsons

Guests: None

Call To Order/Agenda Changes/Public Comment:

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

Public Comment. None.

Doug Tuthill Motioned and Tyler Wellington 2nd to approve the minutes of 9/23/2024 and 11/18/2024 . Motion carried.

Karen reported the current status of the ZBA hearing re the bridge in the flood plain. We discussed that the driveway for Gretchen Smith driveway access is in the hands of the Selectboard... It is our understanding that the SSB has forwarded a letter to the landowner. There will be a ridgeline hearing in the near future for former Trimpi now Baskett property. There is a steep driveway. At the time of the hearing we need to review the subdivision. Karen said Beilman has a permit... Stage road property Karen will check.

We agreed to leave South Pomfret as a South Pomfret Village District as noted to in the current zoning or South Pomfret Village Area as noted in the 2016 approved plan.

We agreed the need for mapping the Forest areas is not needed for Pomfret and if we attempted it there would be no justification for mapping one area in town over another and it would result in unnecessary restrictions on some and not others.

We agreed to ask Chris Moore if he could map out the following:

Conserved and state and public land

South Pomfret Village area -district / Rural area

Ridgeline overlay Map

Current Use Map

Transportation Map

Soils Map

Flood Plain Map

Steep Slopes Map

Meadows and Pastures Open land (not forested.)

Meeting adjourned at 8:30 pm

Submitted

John Moore

Clerk

We continued

After the Executive Session Doug Tuthill made a motion to contact Kathy Kassie for possible interest in ZA position and to run ads in the paper and announce on the list serve... Motion 2nd by Nelson Lamson...

We continued to review the town plan edits from TRORC. We discussed the Town Center possible recommendation. After discussion that South Pomfret village Settlement is in the flood plan and the aquifer is 15 feet below ground level and there is no public water or sewer it is not advisable. To have more density in South Pomfret and put more stress on the water and sewer. If in the future if we want to consider this, we need to meet with the landowners in the South Pomfret Village Settlement.

We discussed about the Regional Plan hearings that the attendees were staff and Planning Commission members and Selectboard members. No public landowners were there... John Moore mentioned that the draft plan has removed some important language from the 2020 approved plan that gave towns a wide range of compatibility... John recommended that TRORC put that back in. the draft plan.

We reviewed further recommendations from TRORC ... We agreed that the Ridgeline Overlay is not conserving the lands in the ridgeline overlay. The criteria is whether development can be seen from a Class 1-3 road and determine what if any screening is necessary. We agreed to stick with the ridgeline for what its primary purpose over the years and just have the Appalachian Trail be the green area.

John Moore will check with Chris Moore if he is interested in helping in the maps. Nelson brought up the Transportation map is not correct.

Meeting adjourned at 8:32

Submitted.

John Moore,

Clerk