

Pomfret Planning Commission

Meeting 1/06/2025 7 pm.

Pomfret, VT.

Approved 2/3/25

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

Absent:

Guests: Preston Bristow

Call To Order/Agenda Changes/Public Comment:

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

Public Comment. None.

We went into Executive session to interview Preston Bristow candidate for Zoning Administrator.

John Moore moved and Doug Tuthill 2nd to forward two nominations, Preston Bristow and Mike Harris for zoning administrator to the Selectboard. Motion carried.

Tyler Wellington Motioned and Cy Benoit 2nd to approve the minutes of 12/02/24 and 12/16/24. Motion carried.

We reviewed the maps Chris Moore prepared... One change to add facilities and utilities into the transportation map.

The PC board voted unanimously to sign the draft letter, (attached to submit to the TRORC hearing on January 22.2025.

Meeting adjourned at 8:45 pm

Submitted John Moore

Pomfret's Comments to TRORC hearing on 1/22/25:

The Pomfret Planning Commission has been in the process of updating the Pomfret Town Plan. In this process we had a hearing in April of 2023 where many landowners, Planning Commission members, Selectboard members and TRORC staff were present. The conclusion was that the TRORC Regional Draft Plan's Future Land Use Map, the Natural Resources Map that includes Interior Forest Blocks and Connectivity Blocks along with the Goals Policy and Recommendations in Chapter 3, Land use, are not appropriate for Pomfret. Given the vast amount of forestland in Pomfret, there is no valid justification for designating forest blocks and corridors within certain landowners' properties and not others.

The process that should have been followed:

24 4302 (2) To encourage citizen participation at all levels of the planning process and to assure that decisions **shall** be made at the most local level possible commensurate with their impact.

Title 24VSA 117, chapter 4348... At the outset of the planning process and throughout the process, regional planning commissions shall solicit the participation of local citizens and organizations by holding informal working sessions that suit the needs of local people.

Pomfret Planning Commission would like to go on record that this above process was not followed, and we were not involved in any of the process leading up to the Maps and Goals Policy and recommendations in the Land use section Chapter 3 that were adopted in 2020. It is our request that the TRORC Regional plan will have no authority on Pomfret lands as it pertains to the Maps, Goals, Policy and Recommendations mentioned above.

Pomfret's 25,280 acre landmass includes:
25,280 acres are predominately forested
18,707 acres are in current use

6,400 acres are permanently conserved
12,640 acres have steep slopes greater than 25%

We feel that Pomfret landowners have a long history of stewarding the land well by fostering agriculture, forestry, and integrated, home-based businesses and conditional uses. We also have local zoning regulations in place that have done an amazing job of supporting and maintaining these land uses. We don't require any future top down regulation that the above mentioned steep slopes, existing forestland, and conservation are not already providing.

Planning Commission members: W B. Emmons III, Cy Benoit, Nelson Lamson, Tyler Wellington, Jack Pearson, Doug Tuthill, John Moore

For the Planning Commission:

W. B. Emmons III

Selectboard Members: Ben Brickner, Emily Grube, John Peters, Steve Chamberlin, Meg Emmons

For the Selectboard:

Ben Brickner

Landowners: see attached.