

Pomfret Planning Commission

Meeting 2/17/25 7 pm.

Pomfret, VT.

Approved 3/3/2025

Present: John Moore, Doug Tuthill, Bill Emmons, Nelson Lamson, Tyler Wellington

Absent Cy Benoit, Jack Pearsons

Guests:

Call To Order/Agenda Changes/Public Comment:

Doug Tuthill called the Planning Commission meeting to order at 7:09 pm

Public Comment. None.

Nelson Lamson Motioned and Tyler Wellington 2nd to approve the minutes of 2/03/25 Motion carried.

We agreed to have our 2nd Planning Commission hearing on March 31, 2025. This will give us enough time for updates and corrections and still have time for one more meeting before the warning 15 days prior to the 31st of March. We plan on passing on the Draft Town Plan to the Selectboard as soon as practical 30 days after the 2nd hearing date.

Attached are notes from Preston Bristow and the letter of compliance for Abracadabra Coffee Company.

We have agreed to the April 9th date for a preliminary hearing as specified in 5.4 of the Town of Pomfret Subdivision Regulations on the Harold Reynolds Jr Trust subdivision on 426 Sessions Meadow Rd. Preston Bristow, Zoning Administrator will confirm that he has the application, documents, and fees prior to Preston warning the hearing at least 15 days prior to the hearing date of April 9th.

We continued with updates to the Draft Town Plan.

Next Planning Commission meeting will be March 3, 2025. We are agreed to review the updated draft document Tyler circulated, note our updates and bring them to our next meeting on March 3, 2025.

Meeting adjourned 8:09pm

Respectfully submitted, John Moore, Clerk.

I am still working full-time for the Town of Chester, and they have a Planning Commission meeting tonight night as well and they take precedence. Hence this email.

I issued a Certificate of Compliance to Abracadabra Coffee Company ahead of their request for a liquor license with outdoor consumption scheduled for review at Wednesday's Select Board meeting. A copy is attached.

I have also issued a Certificate of Compliance to Robert Crean for his garage within floodplain on Wild Apple Road.

I have a vacation in March that has been more than a year in the planning. I will be gone from March 7 to March 31. I will have an internet connection via cell phone most of the time.

An application for a 5-lot major subdivision of the 218-acre Harold Reynolds Jr. Trust property at 426 Sessions Meadow has been received. I have suggested to the family that a hearing before the Planning Commission on April 7 might be possible. Can you please confirm this date so I can get a hearing notice out and contact abutting property owners?

I have received completed applications from Andrew Pike (1026 Howe Hill Road, addition); Robert Baskett (540 Skyline Drive, new dwelling) and Robert Crean (90 Wild Apple Road, 2nd level deck) that I intend to issue this week.

Preston Bristow

Zoning Administrator | Town of Pomfret
5218 Pomfret Road, North Pomfret, Vermont 05053
CELL 603-359-5243 | <http://www.pomfretvt.us/>

Town of Pomfret

5218 Pomfret Road
North Pomfret, VT 05053

**APPLICATION FOR
CERTIFICATE OF COMPLIANCE**

IMPORTANT: Please read Notice to Applicants on next page.

The applicant is required to obtain a Certificate of Compliance from the Town of Pomfret before use of a structure or commencement of a use that has received conditional use approval. See Section 6.8 of the Pomfret Zoning Ordinance adopted May 6th, 2020 on next page.

Until this application has been received by the Zoning Administrator, counter-signed below and returned to the applicant, use of an approved structure or commencement of an approved use may not begin, and the related permit will remain open in the Pomfret land records. The purpose of the Certificate of Compliance is to ensure the applicant has completed the project in compliance with all applicable provisions of the Pomfret Zoning Ordinance and the conditions of the permit as issued.

* * * * *

I/we certify that I/we have completed the project in full compliance with all applicable provisions of the Pomfret Zoning Ordinance and the conditions of Zoning Permit # ZP23-30.

Clint Hunt #1 APPLICANT NAME (PRINTED) [Signature] #1 APPLICANT SIGNATURE 02/14/25 DATE

ANTOINETTE HUNT #2 APPLICANT NAME (PRINTED) [Signature] #2 APPLICANT SIGNATURE 2/14/25 DATE

* * * * *

I certify that the applicant has completed the project in full compliance with all applicable provisions of the Pomfret Zoning Ordinance and the conditions of Zoning Permit # ZP23-30 and direct that such permit be shown as closed in the Pomfret land records.

Preston Bristow ZONING ADMINISTRATOR (PRINTED) [Signature] ZONING ADMINISTRATOR SIGNATURE 2/17/2025 DATE

Comments: See attached Event Compliance and Safety Plan dated Feb. 14, 2025

Completed Certificate of Compliance to be attached to permit and filed in the Land Records of the Town of Pomfret.