

Pomfret Planning Commission Meeting

5/19/25

Approved 6/2/25

Present: John Moore, Doug Tuthill, Bill Emmons, Tyler Wellington, Jack Pearsons, Nelson Lamson, Preston Bristow, Cy Benoit

Absent

Guests: Kyle Hanson TRORC, Peter Gregory TRORC, Kevin Geiger TRORC, Jeff Barger, Emily Grube, Caroline Robbins, Chuck Gunderson, Neil Lamson, Christina Scott, Ben Brickner, Scott Milne, Meg Emmons, Kathleen Dolan, Jack Peters

Call To Order/Agenda Changes/Public Comment:

Bill Emmons called the Hearing to order at 7:02 pm

Public Comment. None

Doug Tuthill made a motion 2nd by Nelson to approve the minutes of 4/21/25 and 5/05/25. Motion carried. Tyler mentioned Note takers interfaces with zoom.

Bill Emmons introduced TRORC who will give the presentation tonight.

The meeting focused on the Regional Plan Update, with Kevin Geiger and Kyle Hanson presenting to the Planning Commission. They explained the timeline and process for updating the regional plan, including public outreach to all 30 member towns. The presentation covered the state-mandated changes to Act 250 and Act 181, focusing on housing and future land use planning. The commission was informed they have until April 2026 to provide feedback on the maps, with final adoption expected by December 2026.

Kyle Hansen explained the tier 2 breakdowns: Rural General, Rural Ag and Forestry, and Rural Conservation (which is basically the same as Forest Based Resource on the old maps).

The Village area has been expanded to provide for more growth. The commission is concerned there may not be the growth potential with the flood plain and steep slopes that surround the town. The residents should weigh in. Kyle Hanson mentioned the only requirement is for the town future use map and the regional future use map to agree with the boundaries of the South Pomfret village area.

A 30 acre subdivision with 10 houses will trigger act 250... Cathy Emmons questioned that Act 250 rules may change and there will be other triggers.

John Moore mentioned tier 2 breakouts and tier 3 regulations will not be decided till Feb 2026 so how can we be comfortable agreeing to have our lands in the designations until we know the regulations.

John Moore mentioned the Road Rule trigger for Act 250 and wants to build in a Rural Conservation area. Kevin Geiger mentioned if the land meets some criterion it may not be allowed.

Bill Emmons mentioned that Pomfret has 37% conserved land and 80% in current use. We are concerned about putting additional regulations on our neighbors.

Cathy Emmons is concerned that the LURB will pick the Tier 3 areas out of the Rural Conservation.

The meeting focused on housing targets and development plans for Pomfret, with Town explaining that each town in Vermont has been assigned a housing target to address the state's current housing deficit by 2030. Town outlined that Pomfret's target is 40 units, with 55% of these units expected to be located in village centers, though this may not be feasible due to existing development in South Pomfret. The discussion also touched on current use designations and Act 250 regulations, with Town noting that while current use properties can be converted to other uses, this would require approval from the Land Use Review Board and could trigger Act 250 jurisdiction for the entire property.

Doug Tuthill mentioned the discrimination using parcel map lines of the Tier 2 breakouts. Kyle Hansen mentioned that it makes a precise line where the tiers fall and the different density's can be applied.

Bill Emmons concerned that South Pomfret with lack of sewer and public water is not conducive for further development.

Cathy Emmons mentioned that once Act 250 is triggered all future development will trigger Act 250.

Meg Emmons suggested we need more clarity on Act 250.

Action items: Kyle Hansen to try and get us an inactive overlay of the Tier 2 breakout with Parcel Owner and acres.

John Moore mentioned that if there is no regional significance the town plan future use map will have more weight in an ACT 250 hearing than the regional future land use map. Kevin Geiger agreed.

John Moore mentioned the LURB future land use methodology for rural general fits Pomfret,

Cathy Emmons is concerned about the overreach of environmental concerns for Pomfret. Kevin Geiger mentioned that 20 units would be the trigger that would apply in Rural conservation.

John Moore thanked TRORC for their willingness to work with us.

Emily Grube mentioned the discrimination using the property boundaries. She also mentioned she does not know the parameters because the rules have not been determined. Are the property values going to be adjusted from market value? Further the connectivity forest blocks don't make any sense in Pomfret.

Respectfully submitted,

John Moore, Clerk