

Pomfret Planning Commission

Town Plan Hearing

8/2525

Approved 9/8/25

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

Absent Cy Benoit, Jack Pearsons

Guests: Brad Burrington, Emily Grube, Ben Jones, Abby Castriotta, Gerry Fields, Ben Brickner, Sarah Cunningham

Call To Order/Agenda Changes/Public Comment:

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

Public Comment. None

Bil Emmons reviewed the current work and history of our work on the Town Plan. Commented on the abundance land in current use and conserved. We have Ski area in town a big benefit for the public. Our plan will be passed on from the Planning Commission to the Selectboard. It is optional if we pass it on to the TRORC for their review. The Ridgeline zoning was reviewed.

Doug Tuthill reviewed the Quechee Lakes (Pomfret Associates) and how Pomfret kept that development at bay.

John Moore examined the PC attempts over several decades to do deferential zoning to no avail because of our diversity of landscape. it is impossible, and the landowner can best make the appropriate decisions on the use of their land.

Brad Burrington has mentioned in the past and again that we have a need for affordable housing to have a diversified community. How to get young people to move here. We also have a job crisis. Brad suggested offering tax breaks to intensify landowners to build affordable housing.

Emily explained the costs of building today for all homes affordable or top of the line houses. There is limited housing stock. Pomfret is an affluent community whether we like it or not. If the Planning Commission delineate out places for affordable housing does the town tax those areas at differential tax rates? Should the school tax all fall on the property tax?

Tyler mentioned the increase in those that attend public school for a few years and then transfer to private schools.

Doug Tuthill explained the confusion at the State Level and the inequality of our current methods of taxation.

Abby and Ben explained about their home purchase and the assistance they received from Woodstock Trust.

In Summary there were no specific changes on the material in the current draft of the Town Plan. We should consider verifying that we have some language that we study options for affordable housing.

Respectfully submitted,

John Moore, Clerk