

**TOWN OF POMFRET, VERMONT
PLANNING COMMISSION**

**FINDINGS AND DECISION ON APPLICATION FOR DEVELOPMENT IN THE
RIDGELINE AND HILLSIDE CONSERVATION AREA**

APPLICATION #: ZP25-21

APPLICANTS/LANDOWNERS: Eric Morgan
176 Rudge Road
South Pomfret, VT 05067

PUBLIC HEARING DATES: January 5, 2026

SITE VISIT DATE: January 5, 2026

POMFRET PROPERTY ADDRESS: Parcel # 4104
176 Rudge Road

Nature of Application - An application to construct a detached two-car garage in the Ridgeline and Hillside Conservation Area on a 10.01-acre parcel off Rudge Road and to add two additional bedrooms within an existing attached garage.

Exhibits - the application materials include the following Exhibits:

1. The application dated November 10, 2025, with required \$300 hearing fee received on December 17, 2025.
2. A site plan by Hillside Designworks showing the location of the proposed new garage relative to existing improvements (house, deck, attached garage to be converted into living space).
3. Two unlabeled sheets with elevation drawings of the four sides of the proposed garage.
4. One unlabeled sheet with drawings of the ground and second floor of the proposed garage.
5. An aerial photo showing the location of the proposed garage.
6. A photo of a similar garage constructed on Hidden Ridge Road in Pomfret.
7. A Water Supply and Wastewater Disposal Plan by Brad M. Ruderman & Associates dated June 23, 2025.
8. Vermont Wastewater System and Potable Water Supply Permit # WW-3-3818 issued to Eric Morgan and Sarah Lauridsen on July 21, 2025, approving the addition of one bedroom to the existing residence.

Hearings – A site visit was held on January 5, 2026, at 6:00 PM. Attending were Planning Commission members William Emmons (Chair), Nelson Lamson, and Cy Benoit; applicant Eric Morgan; and Zoning Administrator Preston Bristow. A public hearing was held on January 5, 2026, at 7:00 PM. Attending were Planning Commission members William Emmons (Chair), Doug Tuthill, Tyler Wellington, Cy Benoit, Nelson Lamson, and John Moore (via

teleconference); applicant Eric Morgan with son Ernest Morgan; and Zoning Administrator Preston Bristow.

I. Findings of Fact

The following is based upon the information contained in the application documents and the evidence presented at the public hearing.

- A. The subject property is 10.01 acres located at 176 Rudge Road and identified as Town ID #4104.
- B. The application is for a new detached, 2-car, 24-foot by 26-foot garage and to add two additional bedrooms within an existing attached garage.
- C. All but a small portion of the subject property along Rudge Road is located within the Pomfret Ridgeline and Hillside Conservation Area.
- D. Abutters Joanna and Norwood Long, Katherine Bouteiller, Sarah Strew, and US Department of the Interior (Appalachian National Scenic Trail) were notified but none participated in the hearing.
- E. A zoning permit for a two-bedroom house was approved on May 30, 1996. On that permit, the question, "Is project with the Pomfret Ridgeline & Hillside Conservation Area?" was answered "Yes" and the query, "If yes, Date of Site Plan Approval from Planning Commission" was marked "NA."
- F. The Planning Commission finds that the proposed new garage can be seen through the trees during leaf-off from Rudge Road above the applicant's driveway and determined this to be a Significant Viewpoint on Pomfret's Public Highways.
- G. The applicant offered that the proposed new garage will be finished with shiplap siding (natural or brown), that the metal roof will be neutral (brown or black), that only one basswood tree will need to be removed, and that any lighting on the garage will be on the south side and directed away from Rudge Road.
- H. The Planning Commission finds that the addition of two bedrooms in the existing detached garage do not need Planning Commission approval and can be approved administratively by the Zoning Administer.

II. Conclusions of Law

There are three sections of the Ridgeline bylaws which outline criteria for approval of applications for development: Section 15.3 lists the objectives of the Ridgeline zoning, Section 15.6.17 describes the criteria for classifying the proposed development an undue adverse effect, and Section 15.15.2 lists six construction factors which must be considered.

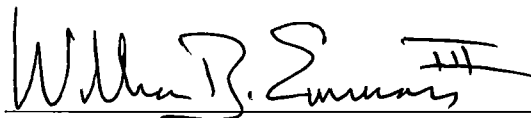
The Pomfret Planning Commission concludes that the proposed Land Development, as conditioned in Section III below, meets the objectives and criteria of the Ridgeline and Hillside zoning bylaws.

III. Decision and Conditions

This Application to construct a detached two-stall garage in the Ridgeline and Hillside Conservation Area is hereby granted subject to the following Conditions:

1. The project shall be completed specifically as submitted on the Application, and as described and conditioned in this Decision. No deviations from the approved plans are permitted unless approved by the Planning Commission after a new hearing to amend the permit.
2. The proposed new garage will be finished with shiplap siding (natural or brown color), the metal roof will be neutral (brown or black color), vegetative clearing for the new garage shall not exceed one-quarter of an acre, and any lighting on the garage will be on the south side directed away from Rudge Road.
3. The addition of two bedrooms in the existing detached garage do not need Planning Commission approval and can be approved administratively by the Zoning Administer.

Signed by:



William B. Emmons, III, Chair
Pomfret Planning Commission

Date: January 31, 2026

This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceedings before the Zoning Board of Adjustment. Such appeal must be taken within 30 days of the date of this decision pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.