

Pomfret Planning Commission Meeting

4/07/2026

Approved 4/21/26

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

Absent: Cy Benoit

Guests: Lynn Bertram Lee

Call To Order/Agenda Changes/Public Comment

Doug Tuthill Vice Chair called the meeting to order at 7:03pm.

The Pomfret Planning Commission met to discuss updates to the town plan and address feedback from Two Rivers Regional Planning Commission regarding land use mapping and zoning regulations.

The main focus was on strengthening language regarding the town's 2-acre zoning requirements while acknowledging TRORC proposed 5-acre density zoning in Rural Ag and Forest. It was also discussed that our Draft Town Plan has all "Rural General" and we need to acknowledge that the TRORC regional Plan has a Rural Conservation area that we are not in agreement. The commission discussed concerns about the accuracy and validity of the ANR mapping data being used by Two Rivers and the state, with several members expressing skepticism about the maps' reliability. T

The group also reviewed specific feedback items from Two Rivers, including transportation planning and implementation timelines, deciding that many recommendations were not feasible for Pomfret's rural nature. The commission agreed to hold their next meeting on April 20th to continue working on Draft Town Plan edits and to notify local landowners about upcoming Two Rivers regional planning meetings where they could voice concerns about their property mapping

Lynne questioned the authority of Two Rivers and the state to impose zoning where it doesn't exist, particularly regarding the proposed 5-acre zoning in Pomfret. Doug explained that the state's Tier 3 program is effectively forcing towns to adopt strict zoning or risk state oversight, which was characterized as blackmail.

Moore was unable to make contact with Brandy Saxton of Place Sense... The group decided to undertake completing the edits.;

Meeting adjourned at 8:17pm

Respectfully submitted

John Moore, Clerk.