

# Pomfret Planning Commission Meeting

Pomfret Town Office  
Pomfret, VT  
10/02/2017

**Attendance:** Bill Emmons - Chair, John Moore, Ann Raynolds, Cy Benoit, Nelson Lamson, Orson St. John

**Guests:** Karen Hewitt, Zoning Administrator

**Call To Order/Agenda Changes/Public Comment:**

Billy Emmons, Chair convened the meeting at 7:00p.m. A quorum was declared.

The Woodstock Resort Application 3W0223-5 was discussed in length.

Regarding Reference exhibit 10, Criterion 10, d. "Have Local approvals/permits been obtained (attached copies).

We discussed that there is an expanded Summer use ie. The bike trails and the events/Event tent. Under the Pomfret Zoning Regulations that would require a Zoning Board of Adjustment (ZBA) hearing.

It was discussed about the need for a ridgeline hearing due to, but limited to, the clearing of land.

It was moved by John Moore and 2<sup>nd</sup> by Ann Raynolds that Karen Hewitt, Zoning administrator would ask Woodstock Resorts to submit an application for hearing for a non-conforming and seek advice on getting that coordinated in the middle of the ACT 250 process. No Further discussion Moore, Lamson, Emmons, Benoit voted yes and St John Abstained.

In addition we would schedule an Act 250 hearing based on Woodstock Resorts not complying with Criterion 10. It was understood that may be withdrawn at a later date.

We continued our work on Section 3 of the new zoning... In particular home based business. Moore to clean up what we discussed and agreed upon.

Moore reported that Phil Dechert mentioned he would assist us in the zoning, if we wanted.

Meeting adjourned at 9:00 pm. Minutes prepared by John Moore October 3, 2017  
Minutes approved 10/16/2017