

# Pomfret Planning Commission Meeting

Pomfret Town Office  
Pomfret, VT  
12/18/2017  
approved 1/8/2018

**Attendance:** - -Bill Emmons, Orson St. John, Cy Benoit, Nelson Lamson, John Moore via speaker phone, Absent: Ann Raynolds

**Guests:** Karen Hewitt, Zoning Administrator

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

Bill Emmons convened the meeting at 6:05p.m. A quorum was declared.

Public Comment... There was none.

Minutes of Dec 4th, 2017 ... Motion made to approve the minutes by Nelson Lamson and seconded by Orson St. John. Motion approved

Karen Hewitt presented the application for a major subdivision from D. C. Tenney Real Estate Trust. The application was not complete... We need to have the permit fee and list of the adjoiners and addresses to be notified by the applicant. There may be additional information Karen deems necessary for a complete application. Nelson Lamson moved and John Moore seconded for Karen to notify the applicant that the application is denied because of an incomplete application. As soon as Karen receives a complete application to schedule a major subdivision Planning Commission hearing in 20 days.

The remainder of the meeting we discussed the home-based businesses in detail as referenced to the current and proposed draft zoning... John sent email dated Dec 18 with his thoughts which we discussed at length. : Review of existing zoning, benefits of conditional use approval sooner than later, considerations of number of employees, screening of outside storage and activity, property rights, and possibility of getting home based business that are in violation a ZA permit or when appropriate a ZBA conditional use permit.

Next meeting Jan 8<sup>th</sup> 2018 and Jan 15<sup>th</sup>, 2018.

Meeting adjourned at 8:35