

## Chapter 12: TOWN PLAN IMPLEMENTATION

Planning is significant only if it leads to decisions and actions. This Town Plan clearly expresses the long-range goals of the community that will define the Town that future Pomfret generations can hope to find. The policies and objectives provide guidelines for making decisions.

Everyone should accept that changes will occur in Pomfret. Adoption of this new Town Plan (2023~~2015~~) presents an opportunity to direct those changes. The tools for directing growth are this new Town Plan, Pomfret's Zoning By-laws with the Ridgeline and Hillside Conservation Area Amendment, and Pomfret's Subdivision Regulations. These ordinances must be reviewed and revised based on this Town Plan as well as current needs and conditions. These revisions, guided by the policies and objectives of the Town Plan, will be extremely important to the future of Pomfret. They will be based on decisions made with the long-term common good in mind.

The policies and objectives contained within the Town Plan are designed to establish clear community standards. Equally important is recognition by the residents of Pomfret that many of the goals and objectives of this Plan can be achieved more effectively by voluntary actions than by ~~Town-town Regulations~~ regulations. Information about conservation easements, restrictive covenants, and other estate planning techniques, when shared with landowners by the Conservation and Planning Commissions, should help to lead to wise decisions by individual landowners. Such information would also convey important tax and land planning options that can help to protect family lands.

Recommended Actions are listed at the end of each chapter of the Plan. These are actions designed to achieve objectives, carry out policies, and determine priorities. The group with primary responsibility for implementing an action is indicated in parentheses.

~~Immediate action is critical in two areas (see below). This does not diminish the importance of other recommended actions throughout the Plan nor does it imply that those are not also matters of some degree of urgency.~~

### ~~Objectives – Immediate Actions~~

- ~~— Manage growth so that it does not detract from the rural character and scenic beauty of Pomfret, assuring residents' protection of Pomfret's natural resources.~~
- ~~— Complete revision of Zoning Regulations to implement the land use plan.~~
- ~~◆ Revise land development regulations to ensure that all new development is accessible to emergency vehicles at all times of the year. (Town Services and Facilities Recommended Action #4. Planning Commission)~~
- ~~† Advise the Selectboard on appropriate permit fees for land development regulations to cover the cost of administering the regulations. (Town Services and Facilities Recommended Action #7. Planning Commission)~~

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1 ~~• Develop performance standards for traffic and pedestrian hazards and congested areas,~~  
2 ~~evaluation of air, noise, water, and visual pollution from proposed business development~~  
3 ~~Economic Development Recommended Action # 1. Planning Commission)~~

4 —  
5 ~~2. Review all development on prime agricultural land and productive forests to minimize~~  
6 ~~the impact of such growth.~~

7  
8 The less urgent actions recommended in each section of the Plan cover a wide range of topics.  
9 Implicit in the word “action” is involvement. Residents are encouraged to consider the many  
10 areas in which action is recommended and to identify those that are most interesting to them.  
11 Contact the group responsible for future action and get involved. Decisions based on wider  
12 participation will be all the more meaningful.

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