

Venue Key: l=response to listserv campaign; pc=comment at PC mtg; h=at hearing; w=unsolicited written (email or other); tr=TRORC; z=zoning comment/capture doc

Location Key: F=Forward LU=Land Use; T=Transportation; FSU=Facilities, Services, Utilities; HR=Historic Resources; NR=Natural Resources; SR=Scenic Resources; Ed=Education; En=Energy; H=Housing; Ec=Economic Development; FR=Flood Resilience; R=Relationship of Plan to Region; Imp=Implementation; B=back matter; M=maps; G=general

Sift Key: q=question; c=comment; cl=request for clarification; ch=request for change; t=typo, easy wording change; add=request new language; ans=answer to a question; org=organization

Action Key: as=accept, substantive; an=accept, non-substantive; am=accept with modification; d=defer; r=reject; df=defer for future consideration; zdf=deferred by zoning comment/capture doc to town plan discussion; i = ignore

#	Date	Venue	Person/Org	Location	Sift	Comment	Action	Initial PC action	PC response	Date Closed
1	4/4/14	I	Stephen Page	G	c	Avoid the sad development of towns w/ little or no zoning (Sharon, Hartland)	an		agreed that zoning is a good idea	5/6/14
2	4/4/14	I	Stephen Page	LU	c	Avoid the end to end commercial zoning of Route 5 in Fairlee, for the lack of being able to step up to some differentiation of areas.	an		agreed with philosophy and addressed in zoning and town plan	5/6/14
3	4/4/14	I	Stephen Page	LU	c	Avoid Enfield's 5 acre min. bowling alley lots, which are among the worst residential subdivisions in the UV.	an		agreed with philosophy and addressed in zoning and town plan	5/6/14
5	4/4/14	I	Stephen Page	G	c	Lyme and Hanover have a number of multi dwelling projects that become small neighborhoods of sorts. I think these mini neighborhoods are beneficial in creating character by grouping. Paul McGovern's development off Cadwell Road is an example in Thetford. I think Thetford would benefit from more development of this sort.	an		agreed with philosophy and addressed in zoning and town plan (see comment #35 below re bus routes)	5/6/14
6	4/4/14	I	Stephen Page	LU	c	Some UV towns have gone to 2 or 3 levels of min. lot size in rural areas, differentiating between different levels of rurality. However, it is interesting to see a town like Norwich, with 2 acre rural lots throughout, be successful with market activity (with affluence) in maintaining larger rural lots.	an		noted.	5/6/14
7	4/4/14	I	Stephen Page	LU	c	Hanover is likely the best example of good zoning through good planning. I think they are a town to look to emulate in many ways.	an		we agree that it's a good idea to look at neighboring town zoning and results and choose whether or not to emulate them	5/6/14
8	4/4/14	I	Stephen Page	LU	c	I think one of the large challenges in Thetford is to work to enhance one of our unique features: the 5 villages. I think each village should have a defined area for zoning. One large question is what villages should have commercial potential, and of what sort. I think both East Thetford and Post Mills should have a reasonable level of potential for commercial use, but purely residential villages are also enhancing.	an		noted	5/6/14
9	4/23/14	I	Tig Tillinghast	En	add	One thing I've seen over the years is that the selectboard has volitional opportunities to create programs and participate in grants that affect not only municipal energy use (conservation and renewable production both), but also programs and grants for the citizens generally. The thing is, this isn't necessarily the job of the selectboard, depending on whom you ask, and how much hassle that member happens to have experienced in recent times. To the degree that the PC can push it, I think it should include an action item encouraging the Town's executive and legislative elements (currently combined in the selectboard) to take advantage of programs and grants made available for itself and also to facilitate their exploitation by residents. That little normative shove would give the body the excuse to say yes to these opportunities when they arise. A surprising number of the efforts we've done to date have been skin-of-the-teeth decisions to participate.	as	Encourage the Town to fully engage its resources and governing bodies to participate in proposals and grants that promote conservation and renewable energy production, and to recruit, encourage, and support town residents to do the same.	PC will consider including in the recommendations looking at grants and proposals and encouraging volunteers or those who find grant writing easy to help.	#####
10	4/14/14	I	Libby Chapin	NR	c	The introduction describing the abundant resources we have in Thetford, is eloquent. It makes me proud to be a resident, and I believe ascribes value to the surrounding natural world that most residents hold dear...and which must be safeguarded for the future.	an		noted (and appreciated)	7/15/14
11	4/14/14	I	Libby Chapin	NR	c	Making clean water resources a priority cannot be overstated – it is key to our own health, as well the diverse ecosystems.	an		noted	7/15/14

12	4/14/14	I	Libby Chapin	NR	add	We applaud the adoption of zoning bylaws that require a 75 ft. shoreline buffer for lakes and ponds, and the 50ft. buffer for wetlands. However, we worry about the monitoring and enforcement of these. We also worry about the possibility of the DRB waiving these setbacks. They did just this in the spring of 2013 for an application to build an impervious surface (large gazebo) only 15 ft. from the lake on an already overdeveloped lot. As neighbors we had received warning about this application and wrote a letter detailing our reasons (and the documentation behind them) for not approving of a building so close to the lake. We worry that the DRB doesn't share your dedication to shoreline setbacks, riparian buffers, the limit of impervious surfaces, and other considerations that protect our water resources.			Setbacks and buffers now addressed by the Shoreline Protection Act	5/2/17
13	4/14/14	I	Libby Chapin	NR	c	natural resources recs, we appreciate each of your thoughtful priorities!	an	Tried to contact Sean Mullen, DRB Chair	noted	7/15/14
14	4/14/14	I	Libby Chapin	NR	add	water resources recs: - If #1 could have some language such as "rigorously support and monitor" setbacks, that would help put more teeth in it.	as		changed	12/2/14
15	4/14/14	I	Libby Chapin	NR	add	water resources recs: yes, incentives would be wonderful...might there also be deterrents (such as fines or retroactive mitigation) for transgressing fundamental best practices (zoning bylaws) along the shores? A carrot and stick approach...which is the case in NH and Maine. I realize the ANR does not have the resources to be everywhere at all times, so this is no easy thing, but it is something we worry about as we watch the natural shoreline of Lake Fairlee steadily disappear.	r	as: recommend changing as described	A stick requires that the town commit to enforcement and we're not ready to do that; we're operating under the assumption that most people want to do the right thing and our town wants to focus on increasing knowledge/understanding.	12/2/14
16	4/14/14	I	Libby Chapin	NR	c	water resources recs: Same problem with monitoring failed septic systems--- how do we know where this has happened?	an		noted	7/15/14
17	4/14/14	I	Libby Chapin	NR	org	water resources recs: #4 & #5, #14, #15 I would like to offer to help work on shoreline guidelines for the lake. This is a project I have been wanting to do for several years – and the goal would be to have it for property owners as well as builders, architects, foresters, landscapers...an educational tool to help build a stewardship ethic for living near or on a lake or pond.	df		Given that there are new shoreline guidelines from the state, the task of creating guidelines specific to Thetford is large; we hope that work will be done on this for the next town plan.	1/6/15
18	4/14/14	I	Libby Chapin	NR	c	Flowing waters: #1 – applaud the preference of buffer plantings over riprap....for improved function and aesthetics.	an	Msg in to Libby 333.9308	noted	7/15/14
19	4/14/14	I	Libby Chapin	NR	c	Flowing waters: #2 The CC has started to help raise consciousness about this with the Storm Irene program last week, and hopefully there will be more ways we can help in this "Year of Water".	an		noted	7/15/14
20	4/14/14	I	Libby Chapin	NR	c	Flowing waters: #4 AMEN!	an		noted	7/15/14
21	4/14/14	I	Libby Chapin	NR	c	Flowing waters: #13 - GREAT!--- this is so needed. When we offered to plant buffers on certain sections of inlets into the lake, farmers were very resistant to making any adjustments which would protect the water from their livestock, OR diminish their farmable land. It's a tough decision for them, even knowing financial incentives, free labor, and plants are available, AND that it is crucial for the health of everything downstream form their farm.	an		noted	7/15/14
22	4/14/14	I	Libby Chapin	NR	add/ ch	Lakes & Ponds: #2 Yay to a wash station!! ...but WHERE? We have been pondering this for years, and believe we have the support of the community, but there is very little space at the public launch for parking, let alone a wash station. We have though of sharing a wash station with lake Morey and having it somewhere halfway between the two lakes. Would love to hear your thinking on this.	an		Building one in between seems impractical to us -- a wash station would only be practical where the boat launch is.	12/2/14
23	4/14/14	I	Libby Chapin	NR	c	Flora & Fauna: brilliant goals!	an	No town owned land in Ely -- between might be on Rt 5 in Fairlee? Consider Treasure Island?	noted	7/15/14

24	4/14/14	I	Libby Chapin	NR	c	Quiet, Natural Light & Darkness: Bravo! What worthy things to keep in mind. Thank you!!! But again--- how will this be supported and monitored?	an		noted	7/15/14
25	4/14/14	I	Libby Chapin	NR	c	Land Use: #7 Appreciate your thoughts to change this triangle of land in Post Mills back to "Rural Residential" due to the habitat value.	an		noted	7/15/14
26	4/14/14	I	Libby Chapin	LU	add	Land Use: #8 We think the aesthetics of each village is an extremely important consideration... especially in E. Thetford and Post Mills, where you expect to see more commercial growth. Significant resources have been pumped into Thetford Center for the town green and garden, and the aesthetics of Thetford Hill are protected due to the Historic District overlay. We believe Post Mills and E. Thetford deserve similar attention to "the visual aesthetic of a Vermont town". Post Mills has been compromised with the poor clean up of the mill site and the brown house on Rte. 113 that was abandoned years ago and fallen into dangerous disrepair. Those are just two cases in point.	an	The selectboard has had many conversations w/ owner. There is a dangerous building ordinance, but in this case there is no danger unless there is trespass or risk to the road. The doors have been secured. Most successful resolutions wd come from neighbors talking w/ owner, Fred Butson (sp?), owner of Lake House Inn.	Discussed; we agree that there's a problem but we don't see an appropriate insertion in town plan.	12/2/14
27	4/14/14	I	Libby Chapin	NR	c	Looks like the Conservation Commission has our work cut out for us.....which we will happily do to partner with you in preserving the quality of life Thetford that we all value so much. T H A N K Y O U! This is noble, valuable work!!!	an		noted	7/15/14
28	4/15/14	w	Stuart Blood	LU/NR	add	In current Zoning regs: It looks to me like 6.09(B) is poorly written. It allows a waiver if ANY of the four conditions are met, whereas #4 should probably always be a requirement. So it looks like the subsection allows the DRB to grant a waiver by deciding that there's a pattern of gazebos close to the lake. 6.09(B)(1).	am		We will look at 6.09(B) -- put in town plan proposal to clarify regulation 'such that'	12/2/14
29	4/23/14	I	Michael (Scot) Zens	En	c	It is good.	an		noted	7/15/14
30	4/23/14	I	Michael (Scot) Zens	En	add	I'm sure you will get some questions about statements like the one on page 4 lines 36 and 37. A footnote might help – I know that there was discussion of this the last time the plan went out for consideration.	as	PC hasn't found enough data to support the original statement. Consider revising to: Is it possible to use the forested land of Thetford to produce sufficient fuel wood for the entire Town on a sustainable basis?	PC hasn't found enough data to support the statement that it is possible to use the forested land of Thetford to produce sufficient fuel wood for the entire Town on a sustainable basis.	#####
31	4/23/14	I	Michael (Scot) Zens	En	add	On page 2, lines 22-24 you cite the EIA on the percentage of electricity that comes from nuclear power. It is entirely reasonable that this percentage will become much lower sometime between now and the drafting of the next town plan. And it is planned by the Public Service Board to use electricity produced from the burning of fossil fuels to provide the balance of electrical power. On page 3 lines 8-10, page 4 lines 15-20, page5 lines 43 -46 and page 6 lines 1-2 there are statements about all possible efforts to minimize damage to our natural areas and/or recreation opportunities, and I heartily endorse these statements. However, I feel that if we try to ensure such protection in this plan, we should also recognize the environmental cost to using fossil fuel derived electrical power. Such statements of protection of natural areas from local renewable energy development are sometimes used as a basis for very unbalanced NIMBY responses. I believe that we have seen at least two examples of this in our town's history. I am hoping that some language that acknowledges the environmental costs of fossil fuel use (greenhouse gas emissions, mercury deposition from coal and heavy oil burning, fossil fuel extraction impacts on air, water and habitats, pipeline and other transportation risks, etc.; the current draft cites only high financial cost and potential future volatility in fossil fuel supply) could be added to the draft.	as	The PC will consider additional statements of environmental impacts from fossil fuel generated electricity as opposed to renewable sources of electricity. The environmental impact to VT by increasing the use of fossil fuel derived electricity includes greenhouse gas emissions, extraction impacts to air, water and habitats, the impacts from pipeline construction and transportation risks.	The PC will consider additional statements of environmental impacts from fossil fuel generated electricity as opposed to renewable sources of electricity. The environmental impact to VT by increasing the use of fossil fuel derived electricity includes greenhouse gas emissions, extraction impacts to air, water and habitats, the impacts from pipeline construction and transportation risks.	#####

32	4/23/14	I	Michael (Scot) Zens	En	add	I'd like to see some statement that acknowledges that when we act to stop the development of local renewable power to protect an aspect of our local environment, we do so taking on our small share of the responsibility for environmental damage from fossil fuel production and use.	as	Yes, we will include this in the plan. (See #50 above also.)	Done	#####
34	4/23/14	I	Michael (Scot) Zens	En	add	And finally, I'd like to ask that in the section on Page 6 starting with line 26, we could see some reference to the much higher building standards that are currently used in our state to allow our residences and commercial buildings to approach no net consumption of electrical or heating energy. There are several programs that provide such standards and I'm sure that the town Energy Committee is aware of them. Of course I'd like to see some town level encouragement of building new construction to those standards especially for new town owned facilities. The cited RBES program at the state level is good to include, but it is a very low building energy standard in its current form.	as	Current state building codes offer the minimum standard for energy efficiency while more advanced building programs like "net-zero" and "Passive House" can offer 80% more energy savings and should be encouraged as noted in the following examples: Replaces lines 26 & 27 page 6	Done	#####
35	5/6/14	pc	Jessica Eaton	T	add	Add to town plan that developers shd be asked to be aware of school bus routes when planning development.			deferred	5/2/17
36	#####	Z #57	Heather Carlos	Zoning		Vernal Pools: There seems to be no mention of these important natural features. df by zoning	zdf		Vernal pools are addressed in the Natural Resources chapter.	5/2/17
37	12/6/2010	Z #61	Tara Bamford	NR		Insufficient protection for agriculture in draft; shortcomings in farmworker housing and lack of encouragement of economies of scale through cooperative ventures [review all 3 items] df by zoning	zdf		Specific suggestions that exceed the exemptions under State law and current zoning should be considered during the development of the next Town Plan and the next revision of zoning.	5/16/17
38	12/6/2010	Z #67	Tara Bamford	zoning		Opportunity to support local agriculture by relaxing the requirements for agricultural enterprises not necessarily covered by the state's accepted agricultural practices (AAP) regs. [see above]	zdf		See below	5/16/17
39	12/6/2010	Z #78	Tara Bamford	zoning		Here is another opportunity to make the ordinance more farm friendly by exempting agricultural enterprises not covered under the state's AAP regs. [refers to exemptions from Site Plan Review; discuss broadening the exemptions]	zdf		We recommend discussing this concept during the drafting of the next town plan. We believe that fully addressing this will take considerable time and public participation.	5/16/17
40	#####	Z #16	Mike Pomeroy	zoning		Why have specific statements on land required for churches (we cover parking elsewhere)? Most of our churches would not conform. Why are they required to have this much land? [review the rationale; consider changing	zdf		This regulation is identical to what's in the current ordinance. We don't have any guidance -- either from a church or the town plan -- on why or how to change it.	5/16/17
41	5/20/2014	I	Tom Norton	EN p.3	c	I look forward to seeing how this map will look when updated to reflect the results of the current Solarize initiative and other ongoing solar installations.	an	Map has not changed as of checking 11/18/14	Map has not changed as of checking 11/18/14	#####
42	5/20/2014	I	Tom Norton	EN p.3	add	The section on passive heating and lighting (page 3, line 27) contains a very good suggestion about influencing the wording of zoning bylaws and subdivision regulations, but I don't see this idea reflected again in the recommended actions on page 10.	as	PC will draft appropriate recommendations.	PC will draft appropriate recommendations.	#####

43	5/20/2014	I	Tom Norton	EN	add	On page 9, you state a policy to encourage and promote sustainable fuel-wood production and improve forest management, but I don't see any recommended actions (page 10) related to this topic. If Thetford forests are capable of supplying enough wood fuel for the entire Town (page 4), what needs to be done to realize this opportunity? I have heard people say that the recent rapid expansion of pellet burners has resulted in a sometimes-unreliable pellet supply in the broader region. What actions would be needed to build connections between all parts of the pellet supply chain, from local forests (abundant, but under dispersed ownership), to regional pellet producers (scarce), and back to local pellet users (increasing)? In other words, what policies and infrastructure would need to be put in place to encourage more Thetford residents, many of whom own small parcels of forested land, to participate as both suppliers and consumers in the biomass supply chain, while being guided by sensible and sustainable forest management practices?	as	See reponse to Item #49. How viable are wood resources for heating energy? Some of the answers can be found in this report, "Feasibility Study of Pellet Manufacturing in Chittenden County, VT August 2011, Biomass Energy Resource Center	It's possible that Thetford may contain enough forested land to produce sufficient fuelwood for some part of or the entire town on a sustainable basis. As far we know, no study has been done to verify that claim. We will change the language in the Town Plan to say this. A study in Chittenden County indicates that pellets can't be economically produced in any area smaller than 5 contiguous counties. Cordwood produced by locals may prove to be more economical, but we have no way of knowing and believe that it would be very expensive to find out. We won't be making any recommendations about this.	#####
44	5/20/2014	I	Tom Norton	NR	c	Thank you for including mention of dark skies for astronomy on pages 2 and 22. I agree that this is an important natural resource!	an		noted	7/15/14
45	5/20/2014	I	Tom Norton	NR	c	Page 5: I am amazed that nobody has surveyed the depth of Childs Pond since 1888, but it is fun to have such an intriguing mystery in our town!	an		noted	7/15/14
46	5/20/2014	I	Tom Norton	NR	add	I think the recommendations related to flood and drought (two of the most significant risks to Thetford as a town) are too gentle. Both of these risks are likely to increase in future years, as our climate continues to change. This chapter includes many recommendations related to reducing erosion and water pollution, but I would like to see you go even further (well beyond "Pay extra vigilance to roads that border waters"), to recommend that the town develop alternate routes for roads that run beside rivers (e.g. Route 132 between Tucker Hill and the Strafford line), so that some current roads can be decommissioned the next time they get washed out by a major flood.	df	discuss	noted	8/19/14
47	5/20/2014	I	Tom Norton	NR	add	Also the town should put in place policies to help guide decisions (which will have to be made quickly when the time comes) about which buildings should or should not be re-built after the next big flood.	df	Contacted Mary Ellen -- FEMA options: buy out or fill up basement: other avenues Personal opinion is other avenues to make that happen. Contacted Kevin Geiger at TRORC. Can't not allow someone to replace building. Options include: can add variance that the house be required to be rebuilt in best place possible on lot; or building must go up to code. Buy out options.	deferred following research	8/19/14
48	5/20/2014	I	Tom Norton	NR	add	pom	df		deferred	1/6/15
49	5/20/2014	I	Tom Norton	NR	t	Page 3, line 21: I believe that the correct term is "polycyclic aromatic hydrocarbons" (PAH).	as			1/6/15
50	5/20/2014	I	Tom Norton	NR	t	Page 7, line 17: Does the word "Greatest" belong in the second half of this sentence?	r	an Accept change r Yes, because this is how Vermont's Wildlife Action plan designates them.	an Accept change r Yes, because this is how Vermont's Wildlife Action plan designates them.	1/6/15

51	5/20/2014	I	Tom Norton	NR	cl add	Page 19, line 12, and page 20, line 33: What is the context behind the word "stabilize" in these recommendations? Have taxes on land under Current Use been fluctuating wildly? The local impact of State policies is not explained here.	as	"Current Use has not been fluctuating wildly -- 1 & 6 would be more bluntly stated as: the town provide property tax stabilization by choosing to subtract development rights from appraised value of parcel (not considered an accurate market value, as market value does not appear to decrease based on sale of development rights in VT)	delete those two recommendations because we're not at the time/position to put them into effect	1/6/15
								I think we should either take these out or put in ""consider whether or not to propose a vote on"" -- it would need to be thought about pretty carefully pros/cons. VLT doesn't consider tax implications to be a big part of people's decision on whether or not to conserve -- but is that just because there aren't current property tax implications? Would that carrot make a big enough difference to equal the effort it took to get it in place?"		
52	6/3/2014	pc, I	Stephen Page	Ed p.4	cl	line 35 21 seats on board of trustees, not 24	as		checked & changed	11/4/14
53	6/3/2014	pc, I	Stephen Page	Ed p.5	cl	unique to Thetford it is the SOLE designated high school, not just A designated h.s. like Strafford	r		In practice, this is true, but Thetford is the only designated high school in Thetford	11/4/14
54	6/3/2014	pc, I	Stephen Page	Ed p.5 p.4	cl	Campus has 3 main buildings, not 4: white building & annex, arts/science building; new gym and Anderson.	an		accepted	11/4/14
55	6/3/2014	pc, I	Stephen Page	Ed	cl	Capital project is 2 phase, not 3 phase. Drilled wells/leach field were part of dirt work for project which became phase I -- part of the plan for phase 1. Phase 2 has not been completed/done (may not ever be).	as		changes made in plan	11/4/14
56	6/3/2014	pc, I	Stephen Page	Ed p.5	c, add	annex was renovated without longterm borrowing - \$800,000; -- wishes history were included additional comment 7/15/14: I see better that the Commission frames some issues, without weighing in heavily. It notes the challenges, without being partisan. The facilities changes are good overall. I do wish you had noted the significant in house project of the Annex. Maybe it was started to long ago to be appropriate in the current plan.	R	Dean replied to this, suggesting that he (Stephen) come up with a proposed recommendation about following the in-house funding model employed in renovating the Annex to give us a starting point for discussion. Out of date for current plan	11/4/14	

57	6/3/2014	pc, I	Stephen Page	Ed	c, add	<p>No basis for saying it's subject to open meeting law under current VT law. There is continuing controversy over public/private ? of our designated public high school. Stephen Page got from VT state Asst Sec of State and Sec of Ed: legal opinion is law needs to explicitly address open meeting. If we want TA's meetings to be open, choices are to sue, rewrite law or informally agree.</p> <p>SP followup: I emailed and spoke on the phone with Brian Leven, Deputy Secy' of State. He informed me that the current law would need more definition to cover issues additional areas, such as communication obligations between TA and the town of Thetford. He also commented that there was a difference, relative to requirements or potential requirements, between the school, per se, and TA board of trustees.</p> <p>Mr. Leven also referred me to the VT Agency of Education, about my interest in issues of communication requirements. Trevor Lewis, Education Contracts and Information Management Officer, responded to me. He wrote that he was not authorized to give legal advice. He added, "there's always the perspective that some take that "you don't lose anything by asking" (and advocating what you believe supports your request)."</p>	df	Check if TA trustees are subject to open meeting see #60 law.	12/2/14
58	6/3/2014	pc, I	Stephen Page	H	c	<p>Very difficult to do affordable housing well -- a good example is Star Lake in Norwich. Unsuccessful because: location, not on a bus route, 3 miles out of town; 22-24 houses on 14 acres, all land held in common, housing too close together -- tough to get people to live well close together. Not even space for garage. No privacy.</p> <p>A real test of affordable housing in long run is how valuable the housing is in long run. They're not appreciating very well. Need explicit detailed covenants that work and enhance liveability & address living together in a group. Also thinks single houses is the way to go because of dignity, respect of people who are living there.</p>	an	<p>Lots of issues to consider to be viable. Thetford's needs may be different than another town's needs and success can be measured by many different standards.</p> <p>Lots of issues to consider to be viable. Thetford's needs may be different than another town's needs and success can be measured by many different standards.</p>	7/15/14
59	7/9/14	I	Stephen Page	Ed	add	<p>The Commission's reference to the TA gym as state of the art is excessive. See the Wikipedia definition below.</p> <p>The term "state of the art" refers to the highest level of general development, as of a device, technique, or scientific field achieved at a particular time.</p> <p>Recommended text: The gym was built using the standards and recommendations of the VT Headmasters Association, and with a size to accommodate 2 side by side practice courts for efficient use.</p>	an	Will use recommended text.	12/2/14
60	7/9/14	I	Jeanne Fabrikant	Ed	c	<p>Ref email for full comment:</p> <p>I believe there should be more "diversified representation on the TA board, additional elected representatives, broader representation of the Thetford demographic. An advisory committee(?) comprised of senior citizens, retired people, vocational tech and college prep parents, recent grads and long time alumni. The Vermont statutes do not specify public disclosure of private school matters. The partnership agreement could address means of communicating with the town and specify obligations of disclosure relating to a private school that functions with public money."</p>	Liz as	<p>This may be a town governance question rather than town plan; let's ask TRORC for appropriate place:</p> <p>TRORC said our choice whether or not to include</p> <p>Liz will draft a paragraph that describes the concerns that exist in the town about the partnership agreement.</p> <p>Liz drafted a paragraph that describes the concerns that exist in the town about the partnership agreement.</p>	12/2/14

61	7/9/14	I	Jeanne Fabrikant	Ed	c	How do you explain that the elected school board has responsibility for the education of all students from kindergarten through grade 12 and yet, simply REVIEWS 'the contents of Thetford Academy's strategic plan' with no input from the board? No suggestions or any type of influence on their plan? Would that be responsible oversight on the part of the Thetford School District Board?	as	see #60	12/2/14	
62	7/9/14	I	Jeanne Fabrikant	Ed	c	It is untrue to suggest that students may attend another school if their families pay tuition. Patently false as the board of education (or Thetford school district board?) rarely determines that a child's best interests are served by attending another school. Thetford Academy holds each and every student's tuition as very very dear and will not release their hold on it unless directly threatened with legal action, usually involving discrimination.	as	see #60	12/2/14	
63	7/9/14	I	Jeanne Fabrikant	Ed	cl	It is untrue that voters can use Australian ballot to vote school budgets up or down. They use Australian ballot to vote the Elementary School budget (usually) up or down, but the Academy budget is determined by the appointed (unelected) trustees. There is no voting up or down of the Academy budget.	as	Liz will change language to "total School Budget" voted on to be accurate.	11/4/14	
64	7/9/14	I	Charlie Buttrey	Ed	t	First paragraph, last sentence: I think the insertion of the phrase "in fact" is awkward and unnecessary. Why not split this latter sentence into two sentences ("... brought this appreciation for education with them. While secondary schools were less common,...")?	as	rewritten	11/4/14	
65	7/9/14	I	Charlie Buttrey	Ed	t	Second paragraph: The term "distance-based" in the second sentence should be hyphenated. A closer call is whether there should be a comma after the word "rich" in the second-to-last sentence. I think there should be.	an, R	checked Chicago Manual of Style -- not always hyphenated; will be edited; Comma added.	11/4/14	
66	7/9/14	I	Charlie Buttrey	Ed	cl	On Page Two, the chapter reads that "In 2014, 171 residents out of 2,617 (or 6.5%) of Thetford population were under the age of five," but it then cites the 2010 census. Either someone was projecting from the 2010 census, or some other source was used to come up with that figure.	as	Liz made changes	11/4/14	
67	7/9/14	I	Charlie Buttrey	Ed	t, c	Also on Page Two, last paragraph, first a small matter of form: I think the sentence should read "Most students who live in the Thetford attend Thetford Elementary School (grades K-6) OR [not "and"] Thetford Academy (grades 7-12)." As a matter of substance, you should be aware that public preschool is now the law in the State of Vermont (effective next year); every child in Vermont will be entitled to attend a quality preschool for up to 10 hours a week during the school year at no cost to the child's family. Another State mandate for which the local district will be responsible to pay. Welcome to my world.	as	changed text	11/4/14	
68	7/9/14	I	Charlie Buttrey	Ed	t	Page Three: Any reference to the School Board should use the nomenclature "Thetford School Board of Directors" or "School Board." At the end of the first paragraph, the School Board is referred to as "the Board of Education," which, in our world, refers to the STATE Board of Education. Also on that page, in the first sentence of the third paragraph and then again in the first sentence of the fourth paragraph, "their" should be replaced with "its." I thought that the final sentence on that page came across as a little snarky, but maybe I'm just sensitive.	Liz	Liz is going to research meaning of phrase "committee reviewed the contents of strategic plan at TA" and look at other sending town plans	leave to editors	11/4/14
69	7/9/14	I	Charlie Buttrey	Ed	t	Page Four: In the second paragraph, insert a comma after "years," and then refer to TES either as "Thetford Elementary School" or "TES," but not as "Thetford Elementary."	an	done	11/4/14	

70	7/9/14	I	Charlie Buttrey	Ed	t, add	Page Five: In the first full paragraph, replace "their" with "its." Also the third full paragraph (discussing the drop in student enrollment at TA since 1999) is misleading, since it doesn't mention the creation of the Rivendell School District. Before Rivendell was created, the school districts in Fairlee, West Fairlee and Vershire sent their kids to T.A. While the paragraph correctly relates that there was a precipitous drop in T.A. enrollment, it makes it seem as if the drop was solely attributable to demographic circumstances.	as		changed text	11/4/14
71	7/9/14	I	Charlie Buttrey	Ed	t	Page Six – The first sentence under "Post Secondary Education" is confusing, since it suggests that T.A. won't accept people who want to complete high school. I would insert the word "older" before the word "people." River Bend is not a post-secondary education option (it is only available to currently-enrolled high school students), and shouldn't be included in the list of local options for post-secondary education. Finally, the Institute for Life-Long Learning is now formally "The Osher Lifelong Learning Institute at Dartmouth."	an		changing title: continuing education	11/4/14
72	7/9/14	I	Charlie Buttrey	Ed	t	Still on Page Six, first bullet point: DON'T SPLIT THE INFINITIVE!! Still on Page Six, second bullet point: I am confused by the reference to "the anticipated decrease in enrollment," where, on page 4, the report indicates that enrollment numbers have stabilized. Perhaps you could replace the word "anticipated" with "possible" or "potential." Or better yet, "To respond effectively to changes in enrollment..." Still on Page Six, last paragraph: I think "property tax-based" should be hyphenated.	R a		adjusted language; - final comment for editor	11/4/14
73	7/9/14	I	Charlie Buttrey	Ed	cl	On Page Seven, I have to believe that one goal that goes hand-in-hand with quality education is affordability.	as		We believe this is already addressed in the body of the plan under "Challenges".	#####
74	7/9/14	I	Charlie Buttrey	Ed	cl	Still on Page Seven, under policies, I find the reference to "improvement around ADA access issues" peculiar, not because it's not necessarily a good idea, but because there is absolutely no mention of ADA anywhere in the chapter up to that point. Similarly, one of the recommendations for action is to "[c]ontinue to improve ADA compliance..." which is certainly a worthy recommendation, but there is nothing in the chapter to suggest that this is a problem in either school.	as	ADA was a carry over from last time.	removed as suggested: ADA was a carry over from last time.	#####
75	7/9/14	I	Charlie Buttrey	Ed	t	Still on Page Seven, last two sentences: change "theirs" to "its."	i		editorial	11/4/14
76	7/9/14	I	Charlie Buttrey	Ed	c	I will close by telling you how awe-struck I am by the monumental task that everyone working on the town plan has undertaken. A very worthy, and VERY labor-intensive endeavor. High fives all around!	an			7/15/14
77	4/15/14	w	Stuart Blood	Zoning 6.09B	cl	You mentioned that the DRB waived the setback requirement for a gazebo on the lake last spring. I don't know about that situation but I can say that our zoning ordinance has standards for waivers. I've included the text below. It looks to me like 6.09(B) is poorly written. It allows a waiver if ANY of the four conditions are met, whereas #4 should probably always be a requirement. So it looks like the subsection allows the DRB to grant a waiver by deciding that there's a pattern of gazebos close to the lake. 6.09(B)(1). I think this one slipped past us and it should probably be fixed.	df	deferred		5/16/17
78	4/15/14	w	Stuart Blood	nr	add	Section 6.11(C) allows the Conservation Commission to advise the DRB on developments. Maybe the town plan should be more encouraging of the DRB seeking advice from the CC.	as	Add policy under All Natural Resources: The Development and Review Board seeks advice from the Conservation Commission in matters regarding natural resources.	Add policy under All Natural Resources: The Development and Review Board seeks advice from the Conservation Commission in matters regarding natural resources.	12/2/14

79	7/9/14	I	Ann Swanson	Ed	add	If I am mentioning this a second time, it is because it is serious business; term limits on sb members. It begins to be come a one man party after any more than 5 years	R	the PC feels that statements about term limits are beyond the scope of a town plan	the PC feels that statements about term limits are beyond the scope of a town plan	11/4/14
80	7/9/14	I	Ann Swanson	Ed	c, ch	The language for pre school funding is too restrictive. It should not say the program will be funded only through grants. It is the town's responsibility to see to it that education is provided to pre school aged children regardless, in order to iron out the inequities for kids with advatages of pre and nursery school with those who have no such advantage. If that means trimming some of the highschool's fat, then do it.	am	added preschool education info about act 166 to draft	added preschool education info to draft	11/4/14
81	7/9/14	I	Ann Swanson	Ed	add	Designation for our high school should be a town wide vote every two years. Right now there is so little oversight that essentially TA gets a free ride in the accountability department	as	a number of comments ask the PC to make suggestions on the town plan that address governance issue; Liz is going to research meaning of phrase "committee reviewed the contents of strategic plan at TA" and look at other sending town plans	The town directly addresses school governance issues through a variety of forums, including annual school district meetings, budget discussions, selectboard meetings. See Comment #60	12/2/14
82	7/9/14	I	Ann Swanson	Ed	add	The SB alone should not be the deciders of what is in a "child's best interest" when it comes to granting alternative education to TA. It needs a broader net. I know of clear examples where TA was not in the best interest for children and the board would not grant them a better alternative. A lawyer was brought in. Parents won. Who is overseeing the school board? How do they know what is best for someone else's child?	R		The process for determining child's best interest with regard to providing alternative education has been well settled through law. Changing education law at the state level is beyond the scope of the town plan.	11/4/14
83	7/9/14	I	Ann Swanson	Ed	c	The changing demographic calls for a more rigorous examination of school costs and their solutions. The money the the town spent on a gym at TA when all the projections promised a sharp decrease in student population has left us paying almost 20k/child and I am not seeing the kind of results other institutions who are receiving that kind of money, are getting. Where is the town oversight to TA? Public money.	df		see #60	12/2/14
84	7/9/14	I	Ann Swanson	Ed	c, add	School Board needs more elected members and fewer hand picked members. Right now, it is mostly working on 4 members. We need more representation at TA. My strategic planning committee suggested an entire committee of whoever wished should be formed as a link between the trustees and the board. It was soundly scuttled. Why?	df		see #60	12/2/14
85	7/9/14	I	Ann Swanson	Ed	c, add	Town needs to consider allowing "limited designation." Choice is our right as parents and no single school works for all its kids. TA could not survive without other schools allowing choice. Their population would be severely limited. So, it 's ok for other schools other towns, other parents, but not here in Thetford? Good for the goose.. not so much the gander. Not only would our RE values be stronger, but we wouldn't lose an entire population of parents who want better for their kids.	df		see #60	12/2/14
86	7/9/14	I	Ann Swanson	Ed	c, add	The partnership agreement needs clear expectations including grade averages, test score in relation to other schools, graduation records. It also needs to be voted on by the public and not 4 or 5 people with possible agendas.	df		see #60	12/2/14

87	7/9/14	I	Ann Swanson	Ed	c	df	see #60	12/2/14
								Our tax money, public funding , should not be available to TA for tuition or capital improvements without a separate town wide vote. The two budgets need to be voted on individually because it is possible that one is carrying the other by default. or, like myself, no vote.
								It is completely unfair that we aren't given that choice. What possible difference should it make? What is the objection???
88	7/9/14	I	Ann Swanson	Ed	c	df	see #60	12/2/14
								20k/ student. Show me what that buys. No pubic display of how our grads did. No newspaper announcement. We use to get it every year, now, silence. Who is tracking our kids after HS. How many drop out of college. How many attend graduate school? This should all be regulated by a public oversight board . That this town funds a private school with pubic money and there is no ability to vote on expenditure, apart from being piggybacked onto TES, is unbelievable.
89	7/9/14	I	Ann Swanson	Ed	c	df	see #60	12/2/14
								The only way a private school really knows how good they are, is if they have to complete in the open market. It is what all private industry must do. Me included. If TA is given a free ride on taxpayer dollars, then how do we know if they are good enough to compete? How do we know how hungry they are to compete? The truth is this: allow choice, even if it is limited and see what happens.
								It will make TA stronger, or it will reveal that TA is simply unable to compete against other private and public schools.
								Isn't the goal of this town to provide the very best education for our kids that is available?
								The elephant in the room is whether or not, TA is that. I think not.
								I think, if they were more confident about their abilities , they would not be threatened by de designation, or a limited designation.
								But without Thetford tax dollars, right now they would fail.
								Is that our job as taxpayers? To keep a struggling school viable? I think not. We have a community of folks who have to choose between food and fuel. Don't forget them, please.
90	7/10/14	I	Ann Swanson	Ed	c	df	see #60	12/2/14
								I believe the Planning Board has an opportunity to become a non emotional participant of changing education in Thetford.
								We have , for too long, been mired in the belief that change will fling Thetford into chaos. If you observe very closely, you will discover that TA has hired a disproportionate number of Thetford residence. Hard to get folks to think about economic changes when they are local and our neighbors.
								We are still using a 1940's model for education while there are other far more exciting and engaging approaches . I for one, would like to see year round school. We have too many kids home alone all summer with little to do but find trouble. Why hasn't that been explored? Closing school a few weeks in winter could be a huge savings in fuel for example.

91	7/10/14	I	Ann Swanson	Ed	c	We still schedule around athletics. This is also an area that needs some tough love examination. Is that really what we want at the top of the latter for our schools?	df	see #60	12/2/14
92	7/10/14	I	Ann Swanson	Ed	c	There is no proper forum to question or be critical of our system. It results in becoming an outcast if you dare question the sacred cow. It speaks very poorly, in my opinion, of the general adult educational level of this community. Is that what we wish to perpetuate? What is wrong with lively, informed debate?	df	see #60	12/2/14
93	7/10/14	I	Ann Swanson	Ed	c	We simply must disengage from emotion from how we create and fund the best possible education for our kids that we can. It just may be possible that keeping the life raft under our very small high school, NO MATTER WHAT, is not working and a huge dose of tough love is required. I have always believed that TA should become a top ranking Voc/tech school to prepare kids for the working world. Think Vermont Tech. It would draw from all communities, kids who wanted real world survival skills. For those who were more college bound, well, send them to the schools that would provide that . We cannot provide enough top notch academic courses as should be required for this student and that is why we have such a huge exodus from Thetford into the Dresden or a choice district of strong academic bound kids. Sadly, we lose their parents as well. We can pretend that isn't happening, but that keeps our heads in the sand. I strongly urge more communication with facts, not emotions, leading the way to ask more of us on how we educate our children. Otherwise, the status quo will be the best we can do and I don't believe that is good enough.	df	see #60	12/2/14
94	7/11/14	I	William Bugg	Ed	t	There are a couple of errors on the Thetford Academy section -- mainly minor, but it would be nice to get it just right!!! On page 4, the enrollment information (Lines 39 to 43) needs adjusting. The text provides enrollment information for "the 2013 year" (line 40). This should say the "2012-13 school year." (It's not clear whether 2013 alone refers to 2012-13 or 2013-14.) Some of the numbers are incorrect for the 2012-13 school year. Please change the text to read (lines 40 and after): "Of the 300 students enrolled in the 2012-13 school year, enrollment was Thetford (207), Strafford (30), Lyme (19), Corinth (17), Topsham (7), Sharon (6), Hartland (3), Washington (1), Orange (1), plus domestic tuition-paying students (3) and international tuition-paying students (6)." BUT -- Dean and Kevin, we now have the data for the 2013-14 school year. It reads: "Of the 295 students enrolled in the 2013-14 school year, enrollment was Thetford (200), Strafford (24), Corinth (23), Lyme (19), Hartland (8), Topsham (8), Sharon (3), Washington (1), Tunbridge (1), Brownsville (1), plus a domestic tuition-paying	Liz	Education chapter amended	5/16/17

95	7/13/14	I	Stephen Page	Ed	ch	I see better that the Commission frames some issues, without weighing in heavily. It notes the challenges, without being partisan.	R		Another comment from Stephen Page. I replied to this, suggesting that he come up with a proposed recommendation about following the in-house funding model employed in renovating the Annex to give us a starting point for discussion. Dean	11/4/14
						The facilities changes are good overall. I do wish you had noted the significant in-house project of the Annex. Maybe it was started too long ago to be appropriate in the current plan.				
96	4/26/16	w	Bob Walker - Energy Committee	En	add	Peter Van Oot suggested that we might want to work with TRORC to include renewables siting language in our town plan, in order to conform with new rules about to be released by the PSB and approved by the legislature. The rules give towns standing in renewables siting cases if they have language in their town plans detailing preferred and non preferred siting locations for renewables. REF: email text file for whole message	as	Michael S. will contact Chris Sargent & draft language	Text added to Energy Chapter to accomodate on going changes to energy siting rules	5/16/17
97	10/1/15	selectboard mtg	Selectboard	F	cl add	requested summary of chapters early in document to increase user-friendliness	as	We agreed....	and we did it!	11/1/15
98	10/6/15	pc	Richard Amore; Libby Chapin	Ec	add	In order to qualify for Village Center Designation (which increases access to grant funding for individual businesses), the town plan needed to include language identifying villages that would be qualified for the program.	as		We did it.	11/1/15
99	6/7/16	pc	PC	appendix	ch	Statement the maps are not intended to be a precise representation of the features of Thetford should be added			Language unnecessary	5/16/17
100	6/7/16	pc	Liz RC	Land Use	ch	Replace "excessive" in "The Development Review Board cannot approve subdivisions that require excessive public funds to supply" with "undue".			See revised Town Plan	5/16/17
101	7/26/16	w	Ridge Satterthwaite	Land Use	ch	make sure all references to section in Post Mills to be changed back to RR say NE, not NW			See revised Town Plan	5/16/17
102	7/27/16	w	Deb Powers	Land Use	c ans	Aside from the outlined benefit below (and, I am in total agreement with) to changing the designation from VR to RR-- Are there any additional benefits ? Any downside (outside the loss of commercial development at Interstate) to the change, as in State funding for road repair to that section..etc. ?	email response	Hi Deb -- I'm at the Planning Commission meeting right now, and we'd like to respond to you. Thank you for your thoughts. The other benefits include that it's consistent with the state's expressed desire to avoid sprawl which is reflected in both the regional plan and Thetford's previous town plan. We know of no way that it changes funding for the road. There is a possibility that it would improve the availability of conservation funding for that area, however we have not researched that. The potential downside is that it would make it difficult, if not impossible, for a gas station or fast food restaurant to locate there. For travelers, that may not be appealing. For the town, we believe it supports the businesses in the villages, so we see it as a benefit. Please let us know if you have more thoughts or concerns. Best -		8/2/16

103 8/11/16 I Laurie Kinne SR ch Hi Patricia-- First, I want to thank you for volunteering your time, energy, and
lauriekinne@h caring toward the betterment of Thetford.
otmail.com

I am writing to you because the following sentence was included in today's Listserve posting:

"The Plan is intended to summarize information about Thetford and identify goals, policies, and recommendations"

A long-standing concern for me is the unsafe building policy that the town wrote to address and then demolish the Malmquist Mill in Post Mills. We live on the corner of Routes 113 and 244; across the road from us (7814 Route 113) is a building with broken windows, caved-in roof and caved-in "porch" floor. Not only is it accessible and dangerous, it is an eyesore which negatively impacts our property value and which is a disgraceful blot on the landscape in Post Mills.

Is the Planning Committee including this sort of issue when identifying goals for the town?

I have e-mailed the Selectboard about the building and have gone to Selectboard meetings but apparently the Unsafe Building policy was drafted solely for the mill; they are not addressing the issue one way or the other. Perhaps the Planning Needs of seniors in Thetford are addressed in many sections of the town plan. Most are being addressed by various groups and committees in town – as you so explain. Since this document was written, the Board of Directors of the "Community Nurse of Thetford" has hired the nurse and set up an informative www site. <http://communitynurseofthetford.weebly.com/> I suggest you contact them for ideas of what else might be added to the town plan.

104 8/15/16 I Dale Gephart

ch

Changes to the language in Chapter 4 have been made updating the status of the Community Nurse of Thetford, Inc. (12/6/2016) See email from Pril Hall and send revisions to Diana Wright

12/6/16

105 8/15/16 I Dale Gephart

c Thank you for a very thorough and thoughtfully conceived town plan. An amazing amount of work!

106 8/15/16 I Dale Gephart

df

Several similar programs in support of "aging at home" are growing in the Upper Valley. TEN and the Community Nurse are looking at what other communities are doing. Without doubt we could do more, particularly in face of the decreasing financial support of long term residential facilities for seniors and the cultural shift away from ending one's life in a nursing home. Transportation is a big need and in Thetford the scope is beyond the capacity of TEN. I think there should be an independent committee / group in Thetford actively looking at all aspects of transportation for all ages. TEN has found that Stagecoach is a positive factor but has not or cannot expand services into central Thetford. Recruiting driver volunteers for them has been hard. We need to explore voucher systems, a dispatcher, a local taxi, grant support from outside and more innovation. The OCT Inc. is considering whether a regional five town system would be feasible.

Noted

5/16/17

107 8/15/16 I Dale Gephart

Noted

5/16/17

108 8/15/16 I Dale Gephart

The senior and affordable housing committee continues to try to find a suitable piece of land. Twin Pines Housing Trust is still willing to work on our behalf, but cannot do the local work. This committee is also looking at "co-housing", shared housing and other communal ways to utilize current housing that could give home to seniors. The OCT Inc. has stepped in to help when the municipality could not.

Noted

5/16/17

109	8/15/16	I	Dale Gephart		I think the town plan should find ways to encourage volunteerism in Thetford. We are a community indeed but the ties and concerns that bind us are now weaker in our so complex and distracted world. In a time of national confusion, we should return to our ability to change ourselves on the local level.		Noted	5/16/17
110	8/15/16	I	Dale Gephart		1... Invasive plants. This is a growing and insidious problem. More species are taking over more and more areas of land – and crowding out the local plants. Some areas are on state highways, some on town lands and some on private property. But the seeds that “we” are spreading know no property lines. The conservation committee is struggling with this problem but is essentially unfunded to deal with it and limited in authority. The OCT Inc. is working with this committee to see if some of the activity could be on a five town basis and perhaps include other financial resources.		Noted	5/16/17
111	8/15/16	I	Dale Gephart		2.. Treasure Island Summer Camp was a two year success in providing affordable recreation for local children and meaningful employment for area teen-agers. There is a committee that would like to reinstitute this program. The OCT Inc is working on the idea that the running of the camp should be independent and be financially self sufficient. It could be a resource and accessible to local towns and not just Thetford.		Noted	5/16/17
112	8/15/16	I	Dale Gephart		3.. As described in the town plan, there are several potential sources for hydro-power in Thetford. Who can find the capital to start such a project? Who has the capacity to overcome all the state and federal and local bureaucracy and red tape? Is this a private or community responsibility?	df	Deferred	5/16/17
113	8/15/16	I	Dale Gephart		4...There remains a great potential for hiking trails in Thetford as there are so many conserved or town lands that could be connected. What are the impediments?	df	Deferred	5/16/17
114	8/15/16	I	Dale Gephart		5 Thank you for the expanded section on Lake Fairlee. The 29 aquatic flowering plants and innumerable invertebrates would also like to have honorable mention as being part of this web-of-life. Robinson hill road is not yet paved and continues to wash into the lake all year long. In the last decade the southeast corner of Lake Fairlee has lost 12 inches to mud coming in from the road.		Noted. ANR disagrees about the condition of the road.	5/16/17
115	8/15/16	I	Dori Wolfe	en add	Background - the Thetford and Strafford Energy committees spent much of the last year planning a community solar array on land owned by George Braley in Post Mills. Unfortunately, due to the net metering cap, it was not able to be permitted this year, and is slated for 2017. Under the new proposed Public Service Board rules, in order for the project to be considered Category II Net Metering System, we would need to have the location (attached plan) designated in a duly adopted municipal plan under 24 V.S.A. chapter 117 for the siting of a renewable energy plant. Would this be possible as part of the current revisions planned for the Town Plan? The array benefits the Town and has been approved by the Select Board, so we hope having the Planning Commission designate the site officially is doable. Thanks, Dori Dorothy M. Wolfe, P.E.		Public Service Board rules continue to be revised.	5/16/17

116	8/16/16	I	Li Shen	FSU	t	Page 50, paragraph 4, "Taylor recreational fields' should read "Taylor FloodPlain Preserve " - the official name for the parcel. (This area was never used as recreational fields)		Noted	5/16/17
117	8/16/16	I	Kate Cone	SR	ch	Kate Cone awindybluff@gmail.com I read and liked what I read on the list serve today as recommendations. Is there anything can do in the longer range about the clutter of road signs in East Thetford? I would encourage everyone on the planning commission to drive through East Thetford and COUNT the permanent road signs. There seems to be NO planning by the road crews from the state or wherever in the signing, and it clutters up the viewscape and town. I am not talking orange constructions signs. When those go away it is still inexcusable to have so much signage in our little village center here in East Thetford. Thanks, just a local rant from someone who cares.		Noted	5/16/17
118	8/16/16	PC	Stuart Blood	F	cl	Review distinctions between shall and should in each chapter. Is there any places where shall ought to be substituted for should.	Review all shoulds, shalls, and should consider in the Town Plan	Done	5/16/17
119	8/16/16	PC	Bill Huff	F	ch	Use the modifier "consider" after "should" in Town Plan to give municipal bodies clear discretion to consider but not implement the recommendation of the Town Plan.	Review all shoulds, shalls, and should consider in the Town Plan	Done	5/16/17
	8/16/16	PC	Mike Pomeroy	F	c	(A) The introduction summary does not accurately reflect that substance of the particular chapter. (B) The goals are not backed up by recommendations and policies that will lead to those goals. In the future there are not details outlining how the recommendations will be enacted. How are we going to promote business.	pn jt (A) Review summaries to see if there can be improvement consistent with the concern expressed. (B) Planning commission member associated with each chapter will review that chapter to see if recommendations and policies consistent with goal.	Done	5/16/17
121	8/16/16	PC	Wayne Parks	LU	c	Shifting area of VR back to RR adjacent to Lake Fairlee on the Plan Map will impact property owners ability to subdivide. In favor of leaving VR in place because the lot size requirements of RR vis a vis VR. Will also create a number of non-conforming uses in new zoning district.	The Planning Commission will have to weigh the pros and cons of the proposed zoning change based on the comments from town residents and try to use available resources to find out how much wildlife use the corridors the zoning change is intended to protect. Also consider RR vs. NR as least disruptive to animal corridor use.	PC weighed the pros and cons and determined that the RRchange was appropriate, based on Post Mills residents strong support.	5/16/17
122	8/16/16	PC	Manny Grewal	LU	c	Changing the zoning back to RR from VR will not change the animal access issues the change was intended to protect and may lessen the value of properties.	The Planning Commission will have to weigh the pros and cons of the proposed zoning change based on the comments from town residents and try to use available resources to find out how much wildlife use the corridors the zoning change is intended to protect. Also consider RR vs. NR as least disruptive to animal corridor use.	PC weighed the pros and cons and determined that the RRchange was appropriate, based on Post Mills residents strong support.	5/16/17
123	8/16/16	PC	Clyde Cook	LU	c	NR does not allow for retail or road side commercial in that proposed district.		Noted	5/16/17
124	8/16/16	PC	Fred Budson	LU	c	The redesignation of these districts from VR to NR and RR limits the economic viability of the district on the lake.		Noted	5/16/17
125	8/16/16	PC	Libby Chapin	LU	c	It is important to people living around Lake Fairlee to limit / prohibit commercial development on Lake Fairlee.		Noted	5/16/17

126	8/16/16	PC	Cathy Newbury	LU	q	(A) What type of development will be allowed around Exit 14? Specify and use "shall" if development is not wanted. (B) What is the community business district in East Thetford - better definition? (C) Comment on the applicability of burying transmission lines. (D) Open space for East Thetford?	Noted	(A) The proposed change would prohibit village commercial, roadside commercial, commercial service, and motel/hotel. Newly allowed conditional uses would be kennel, junkyard, landfill, mobile home park, and travel trailer camp.(B) Refer to Zoning Article II, Section 2. (C) Noted. (D) Noted and supported in 2016 Draft Town Plan Chapter 4 Recommendation #7.	5/16/17
127	8/16/16	PC	Bill Huff	LU	c	In favor keeping VR designation in Post Mills. Concerned about treating property owners along dividing line differently. Wildlife would continue to cross land along existing corridors irrespective of particular land use designation.	Noted. See Comment # 122	Noted	5/16/17
128	8/16/16	PC	Stuart Blood	LU	c	No language in the Town plan about creating a new district. Stuart thinks it should be clear that the plan is recommending a new district.	The Town Plan refers to "areas" whereas zoning refers to "districts." Include a new Recommendation for the NR area, which will enable the delineation of a new district.	PC will add recommendation No. 6 to read as follows: The Planning Commission should update the Zoning Bylaw to include a Neighborhood Residential (NR) District in Post Mills based on the description of the NR Area in this chapter.	4/4/17
129	8/16/16	PC	Chris Levey	LU	c	May want to use the term "shall" in the language concerning the RR proposed zoning change in the Exit 14 area.	Noted		5/16/17
130	8/16/16	PC	Denise Adams	LU	c	Does not think it is a bad idea to have commercial entities around interstate exits for travellers, including gas stations.	Noted		5/16/17
131	8/16/16	PC	Ursala Austin	LU	c	One person owns both sides of the highway around Exit 14. Also, there are existing commercial entities (state garage and Rest & Nest Campground) already in the area that is being proposed to be changed back to RR on east side of Exit 14.	Noted		5/16/17
132	8/16/16	PC	Mark McMahon	H	c	Planning Commission "shall" support elder and affordable housing in Thetford (not should).	Noted. See should and shall discussion above.	Noted. PC thought "should" was appropriate	4/4/17
133	8/16/16	PC	Keith Merrick	H	c	What are recommendations for community supported water and sewer systems if and when the need for them arises?	Review housing chapter to see if there are specific community water and sewer related recommendations. If not, determine whether there should be.	Defer to next round of town plan review for closer review	4/4/17
134	8/16/16	PC	Bill Huff	H	c	Goal #3 seems to be in conflict with itself. "Preserve historic structures in ways appropriate to serve the need for housing."	Noted. Review language to be sure it is not in conflict with itself.	PC determined that language does not conflict. Preserving a historic facade does not prohibit using 21st century material, technology, or interior design in the preservation efforts.	4/4/17
135	8/16/16	PC	Peter Thompson	H	c	Gave two examples of historic structures being used as housing in Post Mills.	Noted	Noted	4/4/17
136	8/16/16	PC	Dale Gephart	H	c	Many dwellings in community that could be used for innovative housing. Should be looking at how to use existing structures in innovative ways for senior and affordable housing.	See Village Center Designation recommendation in Future Economic Development chapter.		5/16/17
137	8/16/16	PC	Mike Pomeroy	H	c	Cluster development is inconsistent with rural development in his opinion.	Noted. See discussion about including a glossary of terms, to include definition of cluster development. See Housing Policy #2	Definition of cluster development not needed. Cluster development supports open space protection which is consistent with rural development.	4/4/17
138	8/16/16	PC	Bill Huff	H	q	Clerk recording requirement question in Recommendation 4.	Noted.	The town clerk currently records certifications, but there is no town requirement for the builder to bring it to the clerk. The State of VT requires builders to bring certifications to the state.	4/4/17
139	8/16/16	PC	Mary Ellen Parkman	Ed	c	Act 46 and universal Pre-K is missing from the plan	Review and add reference to Act 46. Universal Pre-K (Act 166) is referenced.	P.23 Add at end of top para just before Fig. 8: In 2015, the Vermont Legislature passed Act 46, a school district consolidation act. The final implementation in Thetford has not yet been determined.	4/4/17
140	8/16/16	PC	Kathy Newbury	Ed	q	Can we as a town address the education funding problem by asking the state if we can get funding from the state central budget aside from property tax?			4/4/17
141	8/16/16	PC	Jessica Eaton	Ed	c	Picture is mislabeled on first page of education. Should be Post Mills	Change picture caption.		4/4/17

142	8/16/16	PC	Mike Pomeroy	FSU	q	Page 35. Is town still setting aside \$5000 per year for recycling. Page 50 libraries are private buildings and policies refer to selectboard reconfiguring the space (page 52) which town cannot control. Page 54 - questions policy about purchasing the federal land.	Confirm spending with Selectboard. Other comments noted, see 8/16/16 minutes for additional explanation.	Confirmed	8/16/16
143	8/16/16	PC	Bill Huff	FSU	c	Page 43. Is town still sending mixed waste to Lebanon Landfill. Page 46. Upper Valley Pediatrics and Dr. Willette not mentioned. Page 49. Fish and game club not used by police. Snow coasters out of business. Page 53 - Bill opposed to recommendaiton No 2. Find new landfill source. Page 54 - dollar impact of fire hydrant pressurized water system.	Review and updated as needed. Proposal to refrence available services, not specific buisnesses.	PC has made the necessary updates to the town plan	4/4/17
144	8/16/16	PC	Wayne Parks	FSU	c	Page 54 - policies supporting emergency access. Do standards exist? yes - in zoning. Can rephrase language referencing year round access?	Review definition of access and clarify regarding seasonal homes	Policy #1 should read “Require full time residents of new homes to provide year round access for emergency services equipment.”	4/4/17
145	8/16/16	PC	Wayne Parks	NR	c	Why did all the informtion about deminsions regarding vernal pool go back into the plan after discussion to take it out? Concern is that factual information in the plan creates a slippery slope for a requirement in zoning.	Will keep educational component but will modify wording to read that "Landowners may want to consider the interdependancy...." Jamie will propose an edited version to shorten the educaitional section.	Vernal pool language edited 12/6/2016 (pg. 63)	12/6/16
146	8/16/16	PC	Mary Ellen Parkman	NR	c	Is Fluvial Erosion Hazard zone map going to be part of Town of Plan. Should it be in the group of maps in proposed plan?	Will discuss map availability with TRORC.	Url link will be added to key - Dean to accomplish	2/7/17
147	8/16/16	PC	Bill Huff	NR	c	Plan should be minimalistic. If we include informaiton on Page 73 it should be cited to a source. The infomation about the dwarf wedge mussle should be removed.	Will get citation for mussel information from Conservation Commission.	Citation to Fish and Wildlife Data	2/7/17
148	8/16/16	PC	Dale Gephart	NR	c	Plan needs a certain amount of minimal information. We have a town responsibility to look after wildlife.	Noted	Noted	11/15/16
149	8/16/16	PC	Mike Pomeroy	NR	c	Questions reference of zoning by laws specifically in this section.	Noted. Refering to zoning bylaws and recommending what the town should (but is not required to do) is a function of the plan.	Noted. Refering to zoning by laws and recommending what the town should (but is not required to do) is a functon of the plan.	11/15/16
150	8/16/16	PC	Peter Thompson	NR	c	Page 80. Questions Recommendation 6 - limits on land water extraction.	Page 64 amended to state "Ordinarily our area is blessed..." Change recommendation Number 6 on Page 80 to state "To promote the continued abundance of clean water in the town, the town should direct..."	Page 64 amended to state "Ordinarily our area is blessed..." Change recommendation Number 6 on Page 80 to state "To promote the continued abundance of clean water in the town, the town should direct..."	11/15/16
151	8/16/16	PC	Bill Huff	NR	c	Page 83 questions where town is going to reduce impervious pavement. Wants to change languge to "not increase" rather than reduce. Page 77. Montague Dam question/comment. Removing dam will not improve fish habitat because of new dam being built upstream. Page 78 Recommendation No. 2 and No. 4. Page 78 - remove "regenerate" and substitue accommodate. Page 79 - what does land banking area mean in Recommendation No. 2. Page 80 - concerned about funding conservation easements.	Will change language to minimize from reduce on Page 74 (83 a typo). Will keep in language regarding Montague Dam. Will remove Policy 2 change Recommendation 3 to "the town will accommodate beavers and their wetlands in such habitat where practical." Land banking is a conservation/mitigation strategy. Will change language on Page 80 re: conservation easement to "The town should encourage development of conservation easements that provide incentives to farmers that permanently protect farmland from development."	Will change language to minimize from reduce on Page 74 (83 a typo). Will keep in language regarding Montague Dam. Will remove Policy 2 change Recommendation 3 to "the town will accommodate beavers and their wetlands in such habitat where practical." Land banking is a conservation/mitigation strategy. Will change language on Page 80 re: conservation easement to "The town should encourage development of conservation easements that provide incentives to farmers that permanently protect farmland from development."	11/15/16
152	8/16/16	PC	Mike Pomeroy	NR	q	Page 65 but in multiple sections. Slope comment. Why not build on 25 degree or greater slope. Or if erosion can be controlled on 25 degree or greater slope so agricultural land can be preserved.	Dean will propose additional language to address steep slope.	Revised slope language approved 12/6/16 to be sent to Diana Wright.	12/6/16
153	8/16/16	PC	Mary Ellen Parkman	NR	c	Town "should consider" regenerate beaver wetlands and habitat.	Pg. 78 Recommnedation 3"The Town should consider regenerating beaver wetlands and accommodating beavers where appropriate."	Revise recommendation and send new text to Diana Wright	12/6/16

154	8/16/16	PC	Clyde Cook	NR	c	Does not support town spending funds on land acquisition for future water use.	Comment relates to pg. 79 Groundwaters and Aquifers Recommendation 2 "The Selectboard, advised by the Conservation Commission, should consider land banking areas of high water yield near existing settlements for use by future wells."	Revise narrative to add a second part to the sentence on page 64, "We should not take this valuable resource for granted. The Town should consider a variety of strategies to protect groundwater, including the possibility of setting aside land that would be left undeveloped for potential future wells." Revise Groundwaters and Aquifers Recommendation 2 "The Selectboard, advised by the Conservation Commission, should consider setting aside areas of high water yield near existing settlements as future sources of clean ground water." Send revised language to Diana Wright.	5/16/17
155	8/16/16	PC	Wayne Parks	NR	c	Goal #3 Page 82 - concerns about ensuring wildlife access to forested blocks can impact private property. Change ensure to something less definitive (i.e., should consider, may or may not want to consider, etc.)	Amend Ensure to Promote in Goal #3	Amend Ensure to Promote in Goal #3	1/3/17
156	8/16/16	PC	Bill Huff	NC	c	Page 83-84. Recommendations 2, 4, and 6. Concerned about the legal effect of stating that the town should adopt bylaws.	Noted		1/3/17
159	8/17/16	w	Li Shen	NR	ch	I have a suggestion about the vernal pool section in the Natural Resources Chapter, page 64, top paragraph. I think there needs to be some amount of information about the life zone around the pool in the plan, where else will the DRB and zoning officer find such information? I would condense it thus: " Despite their small size (generally under 0.5 acre) vernal pools contribute a huge amount of food to animals in the surrounding upland in the form of water insects, salamanders, frogs and their tadpoles. Some salamanders are Species of Greatest Conservation Need under Vermont's Wildlife Action Plan (Jefferson salamander: high priority; blue-spotted and spotted salamanders: medium priority.) The critical terrestrial habitat of salamanders extends about 535 feet outward from the high-water margin of the vernal pool. Thus not only the pool, but the surrounding habitat deserve consideration. Defining the critical habitat informs our choices and allows us to avoid or minimize disturbance. Pools are quickly made uninhabitable by pollutants such as road salt, oil, pesticides or sedimentation. Because amphibians can desiccate rapidly on land they need multiple pools or wetlands within short distances for dispersal and repopulation. Ruts, debris piles, roads and driveways are all barriers to movement. Roads are also a direct cause of mortality. Landowners are often the best monitors and conservators of vernal pools	Noted	Vernal pool section has been revised based on this and other comments from the public.	4/4/17

160	8/17/16	w	Li Shen	p.73	<p>It is important to include the occurrences of rare plants and animals in the NR chapter of the Town Plan. They are, after all, part of the Town and worth noting for their rarity. We have a moral obligation to prevent plants and animals from becoming extinct.</p> <p>The one known occurrence in Thetford of an endangered plant with an S1 (most endangered) ranking exists on federally owned Army Corps of Engineers land. There is also one S2 ranked plant on ACE land, and a couple more in other wetlands in Thetford where they are more or less protected because the wetlands are Class 2. Thus the rights of property owners are not being taken away due to the presence of these plants. I have only so far found record of them on the maps in the BioFinder; Vermont Agency of Natural Resources Habitat Map and Database for Vermont's Natural Communities , Habitat and Species. The original data resides in an inventory commissioned by the ACE I think, but I haven't located any reference for it. (The biologist Liz Thompson also has a map showing them in her powerpoint presentation on Thetford Biodiveristy, but that hardly counts as a reference.)</p> <p>Thank you for taking my comment, and for all your patient and dedicated work!</p>	<p>Jamie will compare Li's language with 12/20/16 adopted version to see if her comments have been adequately addressed in 12/20/16 edit. If not, PC will revisit the issue at next meeting. Jason will let Jamie know.</p>	Done	5/16/17
161	9/20/16	PC	Bill Huff	p.90	c Selectboard eliminating class 4 roads. Consider long term concerns with abandonment with respect to policy #2. Policy No. #7 wants to change reduce to "limit future use."	Noted		1/3/17
162	9/20/16	PC	Wayne Parks	p. 90	c Wayne concerned about the detrimental effect that abandonment could have on the property value of each individual land owner. Also concerned about town not following state law regarding road maintenance of culverts and ditches which could create flooding condition.	Noted		1/3/17
163	9/20/16	PC	Mike Pomeroy	p. 89	q what happens after expiration of 100 year flood plain after its been more than 100 years? Can the maps be changed.	Yes the maps are updated by state and federal agencies. Dean will ask Pete Fellows at TRORC.	Reply from Pete Fellows: A hundred year flood means there is a 1% annual chance that the water will reach a certain height. Vermont has a bunch of smaller 100 yr floods over the 50 years. The insurance companies need to revise in the other direction actually.	5/16/17
164	9/20/16	PC	Wayne Parks	p. 96	q concerned about impact of solar regulations to set back requirements and whether or not existing solar energy installations could interfere with adjacent property owner building aspirations.	Replace first encourage with promote and replace require with encourage.	Replace first encourage with promote and replace require with encourage.	1/3/17
165	9/20/16	PC	Bill Huff	p. 92	c Bill thinks the first page and a half has no place in the town plan because it is inaccurate	Eliminated paragraphs 3 and 4 from Energy Chapter page 92-93 of Plan	Eliminated paragraphs 3 and 4 from Energy Chapter page 92-93 of Plan	1/3/17
166	9/20/16	PC	Mike Pomeroy	p. 104	c Recommendation # 8 may be in conflict with other growth provisions written into the draft town plan. Bill also references page 85 in the natural resources chapter vis a vis the requirements regarding wood smoke in the energy chapter (i.e, no comment).	Noted as to conflict concern. PC does not think wood burning information in energy chapter is inconsistent with goals on page 85 in natural resource chapter.	The language in the respective chapters does not appear to create a conflict.	1/3/17
167	9/20/16	PC	Mike Pomeroy	p. 92	c Mike wants to add wind to categories of energy production.	Wind added to page 92.	Wind added to page 92.	1/3/17
168	9/20/16	PC	bill Huff	p.110	c Issue concerning the appropriateness of the location of the park and ride at the Park and Ride at exit 14	Noted.	Noted.	1/17/17
169	9/20/16	PC	Mary Ellen Parkman	p.111	c Curious at the appropriate nature of recommendation no. 2	Blacktop was recommended because identified areas are located in high erosion areas eventhough town moving towards fewer blacktop roads. Language still allows for approving entity to consider non-blacktop alternatives.	Blacktop was recommended because identified areas are located in high erosion areas eventhough town moving towards fewer blacktop roads. Language still allows for approving entity to consider non-blacktop alternatives.	1/17/17
170	9/20/16	PC	bill Huff	p. 111	c Cost issue regarding sidewalks in recommendation No. 3. Also inquires as to whether we need more paving (recommendation No. 2). No. 4 speed limits as well don't decrease. enforce existing.	Noted as to sidewalks. Remove lower from language in speed limit sentence	Noted as to sidewalks. Remove lower from language in speed limit sentence	1/17/17

171	9/20/16	PC	Wayne Parks	p. 111	c	Likes class 4 roads being maintained according to state standards. On page 110 also happy to see that thetford residents will rely on non motorized travel on car free short by-ways with out motor vehicles.	Noted	Noted	1/17/17
172	9/20/16	PC	bill Huff	p. 112	c	What is the town responsibility to investigate. Exactly who is the "town" in this recommendation overall.	The plan does not require town to investigate. The town can choose to investigate. Reference to "town" is a general reference to whatever town body is tasked with deciding whether or not to follow the plan's recommendation. Liz will follow up with TRORC to see if language is acceptable	Liz confirmed with TRORC that language acceptable	1/17/17
173	9/20/16	PC	Mike Pomeroy	p. 111	c	Policy no. 5. Mary Ellen Parkman would reference town road standards rather than thetford subdivision regulations. Recommendation no. 5: Wants to change language to support and improve commuter options.	Re: Policy No. 5: Agreed. Town road standards inserted rather than subdivision regulations. Re: Recommendation No 5: Stagecoach removed from sentence and replaced with transportation providers. Vans removed and replaced with routes.	Re: Policy No. 5: Agreed. Town road standards inserted rather than subdivision regulations. Re: Recommendation No 5: Stagecoach removed from sentence and replaced with transportation providers. Vans removed and replaced with routes.	1/17/17
174	9/20/16	PC	bill Huff		c	Bill has a lean and mean take on what the town plan should have in it regarding narrative and facts.	Noted		2/7/17
175	9/20/16	PC	Mike Pomeroy	p.122	c	Reference to "town" should be more specific as necessary to " historical preservation society" Review recommendations to ensure that town historical society is properly referenced.	Change language in goals to begin with: "The Town, in cooperation with the Thetford Historical Society, and other appropriate organizations should protect..." Replace Town with "Town should encourage Thetford Historical Society" in Recommendations 1, 2, 5 & 6.		2/7/17
176	9/20/16	PC	Mary Ellen Parkman	p. 122	r	Wants Rec no. 2 to be specific to work with historical society to do GIS overview to locate historical landmarks in the town. Action plan as to how town would support that recommendation.			2/7/17
177	9/20/16	PC	Wayne Parks	p. 122	c	Wayne suggests that the town should encourage town to put landowners in contact with entities that can assist with the preservation of historic resources rather than taking responsibility for doing the same.	Diana to change recommendation No. 2 to state "develop methods, including but not limited to, GIS mapping, to alert landowners..." Noted See PC Action on Comment 175.		2/7/17
178	9/20/16	PC	Fred Adams	p. 122	c	concern for landowner's rights regarding the requirement that an easement be supported for access to historic landmarks.	change recommendation No 8 to read "the town should encourage landowners to consider providing easements to..."		2/7/17
179	9/20/16	PC	Bill Huff, Wayne Parks	p. 122	c	Do not include listing of the three reference historical land marks. Doesn't want the language of specific places.	Delete A, B, and C from recommendation No. 10. Delete the word "three" and replace with "appropriate."		2/7/17
180	9/20/16	PC	Wayne Parks	p. 126	q	How does the the PC write laws to protect ridgeline development.	The PC does not write laws. This language promotes the town being involved in a proactive manner in protecting hills from excessive visible development. The PC can make recommendations consistent with this language but only the Selectboard and the Vermont legislature can enact local or state law.		2/7/17
181	9/20/16	PC	Bill Huff, Dee Adams	p. 126	c	Bill opposes any light ordinances. Dee opposes residential lighting ordinances.	Noted. Change narrative to "town should consider adopting a lighting ordinance" on page 126	Noted. Change narrative to "town should consider adopting a lighting ordinance" on page 126	2/7/17
182	9/20/16	PC	Mary Ellen Parkman	p. 126	c	Mary ellen suggests we identify particular areas where scenic resources should be protected.	Noted. PC agrees it is a good idea. Refer action to next town plan once state law becomes settled on subject.	Noted. PC agrees it is a good idea. Refer action to next town plan once state law becomes settled on subject.	2/7/17
183	9/20/16	PC	Mike Pomeroy, Mary Ellen Parkman	p. 129	c	What is a village feel? what does village feel mean? Is village feel a necessary term? Also review the use of the term business districts. Mike wants to know what "strip development" means.	Recommendation No. 3 changed: The Town should consider zoning regulations that reduce sprawl in Thetford's villages along Routes 5, 113, and 244.	Recommendation No. 3 changed: The Town should consider zoning regulations that reduce sprawl in Thetford's villages along Routes 5, 113, and 244.	2/7/17

184	9/20/16	PC	Wayne Parks	p. 129	c	Wayne wants to know what Thetford's aesthetic heritage is as a conceptual term, especially in terms of residential subdivision regulations.	Noted. The term "aesthetic" is defined as "concerned with beauty or the appreciation of beauty." The values embodied in "cultural heritage" are identified in order to assess significance, prioritize resources, and inform conservation decision-making.	Eliminate goal no. 2. Amend Goal No. 1 to state: Preserve enough of our scenic resources so that the things we most admire about the way our town looks today will still be recognizable to future generations.	2/21/17
185	9/20/16	PC	Mary Ellen Parkman	p. 145	q	Are town plan references up to date?	Jamie to ask Patricia to confirm	Fairlee Town Plan 2014, Norwich Town Plan 2011, Strafford Town Plan 2011, Sharon Town Plan 2015	4/4/17
186	9/20/16	PC	Mike Pomeroy	p. 145	c	Only 4 plans are referenced, not 6.	Remove sentence starting "Based on Review of the six plans..." In next paragraph amend language that states "there is no conflict with" to "the Thetford Town Plan does not conflict with the following Town Plans."		2/21/17
187	9/20/16	PC	Dee Adams	General	c	Concern about vernal pools. Concern that the plan educates people about vernal pools but not interfere with forest plan. Specifically the buffer footage (850 feet).	See comment 108		12/6/16
188	9/20/16	PC	Bill Huff	General	c	Concerned about concerning zoning regulations identifying wild life corridors. Doesn't want it to interfere with land owners development aspirations.	See comment 155 (Final action 12/6/16)		12/6/16
189	9/20/16	PC	Wayne Parks	General	c	doesn't want as much education information in the town plan.	Noted		5/16/17
190	9/20/16	PC	Mike Pomeroy	Page 82	c	Slope question - what is the driving issue behind the slope regulation.	Erosion and emergency vehicle access. See comment 152 (Final action 12/6/16)		12/6/16
191	9/20/16	PC	Mary Ellen Parkman	General	c	Too many recommendaiton and goals. Too big to manage.	Noted. Address in next review.		5/16/17
192	11/10/16	W	Dori Wolfe	En	ch	Import Dori's three emails 9/21, 10/3 & 11/10:9/21 We recommend the following action: - The Thetford Select Board add specific wording to the current revision of the Town Plan to the effect of: "The parcel 01.02.39.03 located at 7366 VT Route 113 qualifies as a Category II site for a community solar array not larger than 150 kW AC."	Noted	Ongoing changes in state laws and rules negate these requests.	5/16/17
193	9/20/16	PC				11/10 We urge inclusion of the following parcel to be included as well. This Aloha Foundation site has changed slightly from what was submitted earlier this year - for the better. A sketch of the new location is attached. The array is now set back and well screened from the road. The neighbors are in support of this new location. Please include the following parcel in the revised Town Energy Plan: For the proposed Aloha Foundation Community Solar array site: "The parcel 02.00.27 located opposite the Ohana Camp at 341 Quinibeck Road qualifies as a Category II site for a community solar array not larger than 150 kW AC."	Noted	Ongoing changes in state laws and rules negate these requests.	5/16/17
194	9/20/16	PC				- The Thetford Select Board added specific wording to the current revision of the Town Plan to the effect of: "The parcel 01.02.39.03 located at 7366 VT Route 113 qualifies as a Category II site for a community solar array not larger than 150 kW AC."	Noted	Ongoing changes in state laws and rules negate these requests.	5/16/17
195	8/22/16	w	Stuart Blood		c	The 2016 draft plan uses the terms Goals, Policies and Recommendations. Is this change driven by a suggestion from TRORC? Here's why I think GORP is better. If something's described as "policy" it should have the weight of a statement of what the Town intends to accomplish or enforce. The category described as "Policies" in the current draft doesn't appear to me to have that intent. It's more like aspirations. I think a policy should be a prescriptive statement, e.g. "The Highway Department shall give highest priority to school bus routes when doing winter maintenance of roads".	Noted	We use the terminology required by TRORC in order for them to approve the plan.	4/4/17
196	8/22/16	w	Stuart Blood		c	At the 8/16 hearing, the PC seemed to define the term "Town" (upper case 'T'), as it's used in Goals, Policies, and Recommendations, as the population as a whole, including town government. I think this is a mistake. I think "Town" should refer to town government, which is what I infer from the contexts. Otherwise, statements of what the Town should or shall do gets murky and confusing. Example of distinction: "The Town shall provide for the disposal of solid waste and recyclables." "Town residents should be aware of rare threatened and endangered species."	Noted.	PC disagrees that "Town" refers only to town government. "Town" refers to town government and the community as a whole.	4/4/17
197	8/22/16	w	Stuart Blood		c	Please take another look at the policies and recommendations and see where there are obvious instances where "should" can be replaced by "shall". I've flagged some in my specific comments below. (My favorite is Policy 3 under Agricultural Land: "Farmers, loggers and foresters should use Required Management Practices..." [emphasis added] We might as well say land owners should pay their property taxes.) If the wording says shall, the statement should be under policies	Noted	PC went through the entire town plan to make sure shoulds and shalls were appropriately used, and in cases where inappropriate, they were changed.	4/4/17

198	5/2/17	Liz Ryan Cole		Change NR Water - Recommendations #15: The Planning Commission should collaborate with the Lake Fairlee Association in developing guidelines for shoreline property owners and landscapers that encourage a setback for lawns, prohibit the use of fertilizers and pesticides, and discourage the construction of artificial beach areas.		See below comment		5/16/17
199	5/16/17		NR	add Remove, preempted by Shoreline Protection Act, save for next town plan For next round, to be placed in Natural Resources, All Waters, Recommendations Section: The Planning Commission should collaborate with the Lake Fairlee Association in developing guidelines for shoreline property owners and landscapers that encourage a setback for lawns, prohibit the use of fertilizers and pesticides, and discourage the construction of artificial beach areas.	df	See below comment		5/16/17
200	5/16/17	Libby Chapin	NR	add See draft revisions emailed to Dean 5/16/17		Revised language	Adopted revised language	5/16/17