

**Thetford Planning Commission
December 18, 2018 – DRAFT Minutes**

Present: Jason Crance (Chair), Jamie Thaxton, Dean Whitlock (Recording Clerk)

Absent: Liz Ryan Cole, David Forbes

Guests: None

(Numbers below refer to agenda items.)

1. Jason called the meeting to order at 7:16 p.m.

2. Public Comment
None

3. Review of the minutes from the 12/04/18 meeting.
The minutes were accepted as amended.

4. Selectboard Report

Cathee Clement report via email that the Selectboard had signed the letter of approval regarding the proposed TSCS Solar project expansion on Godfrey Road. They have left the letter in the Zoning office for Jason to sign for the Planning Commission. He will send a copy to the regional planning commission (TRORC) for their signature and forwarding to the Agency of Natural Resources. Jason said he will drop by the Zoning office within the next couple of days.

5. Review and modify Town Plan draft based on Selectboard and TRORC comments

Dean used a projector to display the most current revision of the draft Town Plan, which he had updated since the previous meeting. He noted that he had been able to update some of the old data but was still waiting for new data regarding classification of the Town's agricultural lands, number of subdivisions and zoning permits, and the narrative text regarding Act 199 (groundwater protection). Liz is traveling but contacted him to say she would be contacting the listers or Zoning Administrator for the new data about agricultural lands. Jason reported that the Zoning Administrator would be creating updated tables with the last ten years of data on subdivisions and zoning permits.

A statement in Chapter 2, Housing, regarding lack of affordable housing due to rising costs for homes compared to average income was removed due to a drop in the average price of a house between 2010 and 2017.

David had sent a PDF document that is a Planning Guide to Act 199 and indicated which pages provided sample text. Dean noted that there are already two recommendations regarding groundwater in Chapter 5, Natural Resources. There are based on samples in the guide. However, there needs to be narrative text to support the recommendations. He opened the document so it could be viewed by all three commissioners in attendance. A section from the introduction was found that clearly described why groundwater was a public trust resource and should be protected by towns. With slight rewording, it was copied into the groundwater narrative in Chapter 5.

Another item that needed to be addressed was a policy in Chapter 5 about supporting the development of agriculture- and forest-based businesses. It had been decided to move the policy

to Chapter 3, Economic Development; however, Dean said he thought it should be a recommendation rather than a policy. The others agreed and the move was made.

The final item to be addressed was a recommendation in Chapter 3 to request traveler services signs (gas, food, lodging, etc.) at the North- and South-bound exits on I-92. Dean noted that there already were signs in place, but that they needed to be updated to indicate that food was available in East Thetford and Thetford Center. The recommendation was changed.

That completed the updates to revision K of the draft town plan. Jason said he would contact Kevin Geiger of TRORC right away to let him know that the draft was ready for his blue-pencil review. When Kevin responds that he is ready, Dean will send him a link to revision K on google docs. When the reviewed draft comes back, Jason will schedule a meeting with Kevin Geiger and the Selectboard so we can go over all of the changes that have been made. He noted that revision K is 20 pages shorter than the former draft.

Dean moved that the commission accept revision K as the current draft Town Plan, with the exception of the three tables that will be updated as soon as possible, and forward it to Kevin Geiger for his review. Jamie seconded. There was no further discussion and the motion passed unanimously.

6. Other Business – approval of the TSCS expansion project.

Jason noted that this had been addressed during the Selectboard Report

The meeting was adjourned at 8:07 p.m.

Respectfully submitted,
Dean Whitlock, Recording Clerk, Thetford Planning Commission