

Thetford Planning Commission Minutes

Meeting of 1 May 2007

Present: Stuart S. Blood, Hayden Brownell, Heather Carlos, Lori Howard, Rick Howard, Wayne Parks (Chair)

Absent: Liora Alschuler, Dennis A. Donahue, Donn E. Downey

Consultants: Chris Sargent (TRORC), Rita Seto (TRORC)

Guests: John Bacon (Selectboard), Mike Brown (Selectboard)

7:28 Meeting Called to Order

7:30 Review of Prior Minutes:

Two members had not arrived in time for the item. The minutes for the meeting of 17 April 2007 were approved with no changes. Motion, HC; second SSB. Motion passed 3-1 with one abstention.

7:32 Discussion of revisions to Articles 2 and 6 of the Zoning Ordinance

CS led the discussion of his proposed changes

- Discussion of difference between zoning district and overlay district. (An overlay implies a set of requirements in addition to those of the underlying district.)
- Discussion of proposed changes to Article 6, Historic Preservation Guidelines.
 - Certificate of Appropriateness. The proposed change would make the certificate part of the permit rather than a prerequisite, as it is now. Proposed process:
 - Applicant would go before the Historic Preservation Committee for review.
 - Application would be submitted to the Zoning Administrator. A recommendation from the Historic Preservation Committee would be required for the application to be complete.
 - ZA would pass application to DRB for review. A decision to grant the permit would include a Certificate of Appropriateness.
 - Demolition permit. Although required by current zoning, apparently no such permit currently exists in Thetford. Proposed process: make demolition in Historic Overlay a conditional use.
 - Sections 6.02, 6.03, 6.04 & 6.05. Proposed changes: removal of entire sections because of conflicts with Ch 117 and inappropriateness in the bylaws.
 - Section 6.07 Demolition. Proposed changes:
 - Move description of waiting period to Article on Administration and Enforcement.
 - Remove all but 2nd paragraph.
 - Section 6.08. Subsections (a) and (b) actually apply to all applications. Proposed change: move to Article on Administration and Enforcement.
 - Section 6.09 Review Criteria. Proposed to change only criteria (a), (b), and (c), which would be replaced by wording from 24 VSA Ch 117.

- Section 6.10 Guidelines for Reviewing Applications. Proposed to remain unchanged except for placement of line drawings.
SSB proposed changing the text for District Purpose to be the same as Section 210 (4).
Discussion of overlay districts, in general

8:00 Updates

- From the Selectboard: There was a a meeting of the Senior and Affordable Housing Committee last week.
- From TRORC: CS reports there will be modifications to the draft regional plan based on public comments. The final hearing on the regional plan will be Wed 30 May at TRORC offices.
- From SSB: A report of information from a workshop on the Vermont Wastewater rules that will supercede town rules and town enforcement as of 1 July 2007. There followed a discussion of roles of town review boards under the new rules. It was noted by CS that towns will not be allowed to condition a subdivision permit on the granting of a state wastewater permit, as has typically been done in Thetford. There was further discussion of zoning options open to the town for protecting its interest in having septic systems built as designed. Specifically, there was discussion of using a Certificate of Occupancy, to be granted only after proof of a septic system's installation according to design. CS will follow up with proposed language for the appropriate section of the bylaw.

8:15 Old Business

Discussion of 15 May Workshop with Brian Shupe. The Zoning Administrator will extend our invitation to the DRB. The Bylaws Working Group will meet 8 May to help prepare Brian Shupe for our questions.

8:20 Adjourned

Motion by HC; Second by RH. Motion passed unanimously

Respectfully submitted,
Stuart S. Blood