

**Thetford Planning Commission
Minutes – August 7, 2007**

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

Absent: Liora Alschuler, Dennis Donahue

Guests: Eric Goldwarg

1. Meeting Called to Order 7:23
2. Public Comment: None
3. Review of Prior Minutes: The minutes of July 3, 2007; and July 17, 2007 were considered adopted.
4. Eric Goldwarg, Upper Valley Housing Coalition:

Goldwarg invited the Planning Commission to a Citizen Planners Conference on November 3, 2007, designed for small town planners; regarding growth, housing development, and land use planning; and he asked for input for agenda items. He is interested to know what Towns Committees and Boards see as issues facing the town regarding affordable housing. In discussion, Blood asked for case studies, if available, of towns where there was a lack of affordable housing, with similar land and house prices to Thetford; to see their solutions, for example, incentives, and other mechanisms. Parks added that also useful would be studies of how various zoning issues have affected affordable housing. Brownell added that it would also be useful to know of attempts that have failed. Goldwarg thanked the Planning Commission for their input, and will send an official invitation and agenda for the Conference, when finalized.

5. Sean Mullen, Development Review Board:

Mullen reported that there is a Planned Residential Development Proposal for Garey Road, Thetford Hill; for which the Development Review Board is seeking an opinion from the Planning Commission, regarding the appropriateness in terms of the Town Plan, particularly the following sections: page 15, residential development; page 53, water; and page 21. The Proposal hearing is in mid-September. The PC agreed to discuss their opinion at their next meeting, August 21st. In discussion, Mullen explained that the PC would not necessarily need to reach consensus. Blood suggested that the PC set a time limit on the discussion. Parks recommended the PC look at the points raised by the DRB in connection to the Town Plan in general, but not in regard to the specific proposal. Carlos commented that it is a good exercise for future planning, to make sure the Town Plan is clear.

6. Zoning Bylaws:

The Planning Commission reviewed the revised document, “Town Plan Recommendations Guiding Zoning Regulations”. Brownell recorded changes and comments. The PC gave approval of the approach. Carlos noted she likes the format, and suggested as the next step to assign sections to each Commission member, as homework. Parks agreed to start by reviewing driveways and roads. It was the general consensus that the process of combining the document into blocks of similar items is useful. The PC completed the document review through page 2, block 10.2, 114. It was requested that for the next meeting, Commissioners try to have comments prepared on remaining pages.

7. Updates:

- Selectboard: None.

8. Old Business:

- Planning Commission vacancy: Parks reported that he received two applications. It was the general consensus to invite the applicants to the next meeting.

9. New Business:

- Two Rivers: Parks reported that deadline for the grant for mapping is the end of September. He asked Commission members, for next meeting, to think about what maps are useful. In discussion, Carlos suggested large, laminated maps of town maps. R. Howard suggested a map of town villages.
- Fairlee Planning Commission meeting, re: Regional Plan: Parks reported that a member of the Fairlee Planning Commission invited him to attend their meeting, in which Peter Gregory was there to discuss the issue of the Regional Plan adoption. Thetford Planning Commission discussed. The consensus was the Thetford Planning Commission was unhappy with the process of adopting the Regional Plan.

10. Adjournment: 9:15

Respectfully submitted,

Ann Fenton
Recording Clerk,
Thetford Planning Commission