

**Thetford Planning Commission
Minutes – August 21, 2007**

Present: Liora Alschuler, Stuart Blood, Hayden Brownell (arrived at 7:27), Heather Carlos, Dennis Donahue, Rick Howard, Wayne Parks (Chair)

Absent: Lori Howard

Guests: Chris Sargent, John Bacon (7:15-7:20)

1. 7:21: Meeting Called to Order
2. 7:21: Public Comment: None.
3. 7:22: Review of Prior Minutes: Blood moved that the minutes of August 7, 2007 be approved as corrected. Carlos seconded. The vote was five in favor, and one abstention by Alschuler who was not in attendance at that meeting. Alschuler requested that recommended policies be referenced by number, not just page number. Blood moved to post approved minutes regularly to the community e-mail list. Alschuler seconded. Unanimous.
4. 7:27: Applicants for Planning Commission Vacancy: Blood moved to go into executive session to discuss personnel matter. Donahue seconded. Unanimous. 8:15: Blood moved to come out of Executive Session. Donahue seconded. Unanimous.
5. 8:15: Development Review Board Request, re: Town Plan: The Planning Commission discussed specific elements in the Town Plan, that Sean Mullen requested advice on at the last Planning Commission meeting:
 - Page 15, Recommended Policy 10b: The Planning Commission discussed types of residential institutions. Blood used the example of the Co-housing property, Cobb Hill, Hartland, as not an institution. Donahue gave the example of Kendall, as an institution, as it is owned by a second party. He also noted that in general elderly housing has institutional requirements for occupancy, age, and sometimes income. It was the consensus that a development of a cluster of homes is a community development, and distinct from an institutional development.
 - Page 53, Recommended Policy 61C: It was the consensus that this section is self-explanatory.
 - Page 53, Objective 48: It was the consensus that this item cannot be discussed at this point.
 - Page 77, Recommended Policy 110: It was the consensus that PRD's are not discouraged in the Town Plan.
 - Page 21, Transportation: It was the consensus that this section is clear.

6. 8:52: Zoning: Brownell requested Commission members to send him revisions to the Recommended Policies list for him to incorporate, and he will then send the revised document to the Commission for review. He recommended that Commission members come to the next meeting prepared to choose whether to include or punt each of the discuss items.
7. 9:00: Updates:
 - Selectboard: Parks reported that the Selectboard asked when the Planning Commission would be ready to make a progress report, and Parks suggested the end of September.
 - Two Rivers: Re: Regional Plan, Sargent made a report on the decision of the Act 250 Hearing.
8. 9:05: Old Business:
 - Mapping- Grant application: Parks noted that there have been two suggestions for mapping projects: 1.) Natural Resources Inventory (Town Plan Objective # 47) and Wetlands Inventory (Town Plan Objective # 55), or 2.) Zoning Areas/ Map of Districts. At Parks' request, Carlos will ask the Conservation Commission, at their next meeting, if they are interested in managing the inventory mapping grant. Sargent commented that a grant for mapping of zoning areas is not necessary, because Two Rivers will do that.
9. New Business: None.
10. 9:15: Planning Commission Candidates: Blood moved to enter executive session to discuss personnel matter. Donahue seconded. Unanimous. 9:40 Blood moved to exit executive session. Donahue seconded. Unanimous. 9:41 Alschuler moved to ask the chair to discuss planning commission candidates with the Selectboard. Donahue seconded. Unanimous.
11. 9:41: Donahue moved to adjourn. Alschuler seconded. Unanimous.

Respectfully submitted,

Ann Fenton
Recording Clerk,
Thetford Planning Commission