

**Thetford Planning Commission
Minutes – September 4, 2007**

Present: Liora Alschuler (arrived at 7:27), Stuart Blood, Hayden Brownell (arrived at 7:37), Heather Carlos, Dennis Donahue, Lori Howard, Wayne Parks (Chair)

Absent: Rick Howard

Guests: None

1. 7:24: Meeting Called to Order
2. 7:24: Public Comment: None.
3. 7:25: Review of Prior Minutes: Chair considered the minutes of August 21, 2007 adopted as corrected.
4. 7:26: Updates:
 - Selectboard: The Selectboard will meet with both candidates for the Planning Commission vacancy.
 - Two Rivers: None.
5. 7:28: Mapping- Grant Application: Carlos reported that a couple of members from the Conservation Commission met, and regarding the Inventory of Natural Resources or Wetland mapping, determined that they do not currently have the manpower; but are interested in applying for a grant for next year.
6. 7:29: Old Business: None.
7. 7:30: New Business: None.
8. 7:31: Zoning: Re: Document, “Town Plan Recommendations Guiding Zoning Regulations”: Commission members discussed whether to include or punt each of the discuss items, which started with Objectives #54, and #88.

In discussion, Alschuler suggested bunching energy related items together for discussion because she questions how forcefully the Town can use zoning to enforce energy efficiency. She raised two questions: 1.) She is not sure zoning is the right vehicle of enforcement, and 2.) If it is, she is not sure the Town supports it at this point. She recommended discussing with the Energy Commission, and finding the degree of support. Parks suggested researching State Requirements, and having compliance be enforced in the building permit. Carlos noted that many of the recommended policies and objectives are worded as “encourage” energy conservation. Blood proposed that “certificate of occupancy” requirements could include energy efficiency standards. The consensus of the group was to bundle the following energy

related items, and assign accordingly to one commission member to research: Objectives 54, 88; Recommended Policies 91, 106a, 106b, 106c, 106e; and Objective 85.

Alschuler suggested, regarding the central land use issue in many of the items, that as a town it needs to be decided to what extent there is a feeling of responsibility that the rural character of the Town is preserved. She recommended that the Commission make a decision whether to address these items in the first round; or discuss the easier items first, and come back to these difficult items when there is a chance to have a lengthy discussion with the Town.

The Commission continued to categorize items on the list, through Recommended Policy 7. Brownell recorded the changes.

9. 9:50: Donahue moved to adjourn. Parks seconded. Unanimous.

Respectfully submitted,

Ann Fenton
Recording Clerk,
Thetford Planning Commission