

**Thetford Planning Commission  
Minutes – September 18, 2007**

**Present:** Stuart Blood (Chair), Hayden Brownell, Heather Carlos, Dennis Donahue, Kevin O'Hara

**Absent:** Liora Alschuler, Lori Howard, Rick Howard, Wayne Parks

**Guests:** Chris Sargent, Mike Brown

1. 7:24: Meeting Called to Order
2. 7:24: Public Comment: None.
3. 7:24 Minutes adopted without revision.
4. 7:26: Flood ordinance. Blood reiterated his September 11, 2007 memo email submission regarding the implications of non-compliance of our flood ordinance. Currently, Thetford is in non-compliance and has received a notice of deficiency from the State. Sargent said that approval of a flood ordinance does require hearings as for zoning. Carlos suggested bundling the flood and telecommunications ordinances to streamline approval. Discussing whether to include our Plan recommendation to prohibit development in the flood plain outright in the flood ordinance: Donahue is in favor of prohibition. Brownell said the Plan recommendation should be included unless there is a clear majority opposed. Carlos is in favor of prohibition. Blood favors prohibiting new development in the flood plain but not modest remodeling or renovations. Blood will email Kevin Geiger and CRJC the model ordinance and Plan recommendation requesting comments either in writing or in person.
5. 8:05 Town Plan zoning recommendations. Completed review of the Plan recommendations as organized in data file 'Town Plan Recommendations v.7.xls', deciding whether items should be included in the current bylaw revision or ignored until the next revision cycle. There are 35 items to be included in the current revision.
6. 9:15: Old Business: None.
7. 9:15: New Business: Consider attending the VLCT video tutorial on Preemptions and Limitations in Local Zoning on October 4.
8. 9:20: Carlos moved to adjourn. Donahue seconded. Unanimous.

Respectfully submitted,

Hayden Brownell  
Thetford Planning Commission