

**Thetford Planning Commission
Minutes – December 6, 2007**

Present: Liora Alschuler, Stuart Blood, Hayden Brownell, Heather Carlos, Dennis Donahue, Rick Howard, Kevin O’Hara, Wayne Parks (Chair)

Absent: Lori Howard

Guests: None

1. 7:22: Meeting Called to Order.
2. 7:22: Public Comment: None.
3. 7:22: Review of Prior Minutes: Blood moved to approve the minutes of November 20, 2007, as corrected. O’Hara seconded. The vote was seven in favor, and Heather Carlos abstaining, since she was not in attendance at the meeting.

4. Flood Regulations:

- 7:23: December 4th Public Forum Review:

Carlos commented that the attendance included all of the Planning Commission, and members of other boards, including the Selectboard, DRB, and Conservation Commission. Eight members of the general public were present. Rick Howard noted that most of the open land along the Connecticut River in Thetford that is not conserved, was represented.

- 7:30 By-Laws:

Parks recommended that the Commission vote on the Ordinance. In discussion, commission members stated their viewpoints and rationales, but determined that as a group they are not ready to vote.

Points discussed were:

- Restriction of all new building in the floodplain, with the rationale of conservation and public safety.
- Equity of regulations, regarding not allowing build out along streams, in addition to the River Floodplain.
- Landowners’ rights.

Solution options presented were:

- No new construction in obvious places: Connecticut River Floodplain, and streams that flood.
- Provisional mapping, available from the Vermont Department of Environmental Conservation, River Management Program, identifying additional areas that are likely to flood, could be used.
- When the Planning Board addresses other points in the master plan, regarding steep slopes and buffers, erosion can be further addressed.

Alschuler proposed that a draft ordinance be written, and then voted on at the next meeting. Volunteers to write the draft were Blood, Brownell, and O'Hara.

5. 9:25: Telecommunications By-Laws: Tabled.
6. 9:25: Selectboard update: None.
7. 9:25: Two Rivers update: None.
8. 9:25: Budget Update: Donahue moved to approve the adjusted budget. Alschuler seconded. Unanimous.
6. 9:27: Timeline reviewed.
7. 9:28: Old Business: None.
8. 9:28: New Business:
 - Carlos moved to approve reimbursement of \$45.00 for the production of a map. Donahue seconded. Unanimous.
9. 9:30: Adjourned.

Respectfully submitted,

Ann Fenton
Recording Clerk
Thetford Planning Commission