

**Thetford Planning Commission
Minutes – January 15, 2008**

Present: Stuart Blood, Heather Carlos, Dennis Donahue, Lori Howard (7:40), Rick Howard, Kevin O’Hara, Wayne Parks (Chair)

Absent: Liora Alschuler

Guests: Ned Swanberg (7:15-8:12)

1. 7:20: Meeting Called to Order.
2. 7:20: Public Comment: None.
3. 7:21: Review of Prior Minutes: Blood moved to approve the minutes of December 18, 2007. Rick Howard seconded. The vote was unanimous in favor.
4. 7:22: Flood Regulations:
 - a. Final Draft: Blood explained that he made minor changes to the final draft, as requested by the Commission, then Alschuler and Carlos reorganized section IV, as planned. It was noted that no substantive changes were made to the last draft. The final draft was then sent to Ned Swanberg (VT NFIP Coordinator’s office), and Kevin Geiger (TRORC), who made some additional changes, as described in the memo submitted to the Planning Commission, from Stuart Blood, on January 15.
 - b. Vote: Blood moved that the Planning Commission approve the January 11 draft of Thetford Flood Hazard Area Regulations for the public hearing; with the amendments included in Stuart Blood’s memo of January 15, that modify section IV; and the additional correction, adding: “Conditional Uses, #9 Erection of an accessory structure.” O’Hara seconded the motion. The vote was unanimous in favor.

Donahue commended Blood for his work, and also the subcommittees (Blood, Brownell, O’Hara, and Alschuler and Carlos). Parks thanked them also. Blood thanked Ned Swanberg for his assistance. Swanberg commented that the Commission did a great job, and that the draft meets NFIP standards. When he receives the draft from the Selectboard he will review changes, if any, and submit to FEMA.

5. 8:13: Telecommunications Regulations:
 - a. Final Draft: Lori Howard presented the draft Wireless Telecommunication Facility Zoning Bylaw, which she reviewed, as requested by the Commission. She explained that she compared it, line by line, to the current Zoning Ordinance. She pointed out the few, minor points where the wording is

different. In discussion the Commission agreed on wording, which she will put into a final draft.

- b. Vote: Carlos moved that the Planning Commission adopt, with discussed changes Lori Howard will make, the Wireless Telecommunication Facility Zoning Bylaw. Rick Howard seconded the motion. The vote was unanimous in favor.

Parks thanked Lori Howard for her work.

- 6. 8:43: Set Date for Public Hearing on Thetford Flood Hazard Area Regulations, and Wireless Telecommunication Facility Zoning Bylaw:

The Board reviewed the timeline, and could meet Requirements for Warning the Public Hearing, and Notification of Abutting Towns and State, by 2/19; but it was decided to wait to hold the Public Hearing until 3/18, in order to not conflict with February vacation, or Town Meeting.

Timeline for preparing for the Public Hearing:

Friday, 1/18: Circulate corrected final drafts to Planning Commission

Tuesday, 1/22: Completed Final documents

Wednesday, 1/23: Send final drafts to Two Rivers Ottawaquechee Regional Commission

Tuesday, 3/18: Public Hearing

- 7. 9:00: Updates:
 - a. Selectboard: None.
 - b. Two Rivers: None.
- 8. 9:00: Vacancy
 - a. Notices and Ads: Parks reported that he sent notices and will advertise in the Valley News.
 - b. Elect New Clerk: Rick Howard moved that the Planning Commission elect Liora Alschuler as Planning Commission Clerk. Stuart Blood seconded the motion. The vote was unanimous in favor.
- 9. 9:05: Old Business: Parks reported that he presented the Commission's budget to the Selectboard.
- 10. 9:05: New Business:

- Carlos reported that the Conservation Commission grant to do an Ecological Inventory of four town parcels is mostly complete. They will have a meeting to get public input on January 31st at Latham Library, 7:00 p.m.

11. 9:06: Adjourned.

Respectfully submitted,

Ann Fenton
Recording Clerk
Thetford Planning Commission