

**Thetford Planning Commission
Minutes – February 5, 2008**

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

Guests: Mike Brown, Chris Sargent

1. 7:19: Meeting Called to Order.
2. 7:19: Public Comment: None.
3. 7:20: Review of Prior Minutes: Carlos moved to approve the minutes of January 15, 2008. Blood seconded. The vote was seven in favor, and one abstention by Alschuler, because she did not attend the meeting. The vote passed.
4. 7:22: Telecommunications and Flood Regulations:
 - a. Progress Report- Hearing and Requirements: The Commission reviewed the final draft ordinances, and Planning Commission Reporting Forms. Chris Sargent will make the proposed changes to the Reporting Forms. Sargent reported that as of tonight’s meeting, he is all set to file the required papers to warn the Public Hearing, having copies of the ordinances, and the Planning Commission Reporting Forms. He will send the Commission and Town Clerk copies, and will notify Parks by email as each step of the warning process is completed.

The Commission reviewed the Flood Hazard Area Bylaw revision, Draft informational sheet, revised February 3, 2008, by Blood. Carlos suggested expanding the explanation of why changes are being proposed. The Commission agreed to the new wording drafted, and Blood will make the changes, and distribute to the Commission.

Lori Howard will write the Information Sheet for the Telecommunications Bylaw revision, and will circulate it to the Commission for review.
 - b. Recording Public Comments: Liora Alschuler is working on a form she will use to capture the comments at the Public Hearing. Heather Carlos and Ann Fenton, Commission Recording Clerk, will also take notes during the Hearing to help capture the comments.
5. 7:42: Zoning Bylaws:

The Commission discussed how to proceed with review of the Bylaws. It was debated whether to start with Zoning, or Subdivision. Alschuler suggested dividing the work out to Commissioners, to go faster.

Sargent will provide copies of the Zoning Regulation, with changes already decided on by the Commission, noted by tracking (original regulation, and changes can both be seen on the document). Commission members will also review the October 16, 2007 document of open issues, titled “Town Plan Recommendations Guiding Zoning”, prepared by Chris Sargent; and the Spreadsheet completed by Hayden Brownell on December 19, 2007.

The Commission will work on the Bylaws, at the next meeting, February 19th.

6. 8:00: Reports:

- a. Selectboard: Mike Brown reported that the Selectboard finished review of the 2008 Town Budget, and there were no changes made to the Planning Commission requested budget. He reviewed the Town Meeting Warning and Articles.

Brown explained that there is an Article on the Warning this year, which is the result of a petition, asking the Town to vote to change the designation of the Town to a Rural Town. He explained that if it passes, the Town could then ask the Selectboard to give over its authority to the Town to vote on Zoning. In discussion, Brown described the impact this change would have on the Planning process. All proposed zoning changes would be by Australian ballot, which would have to be at the Annual Town Meeting and Australian Ballot; or by calling a Special Town Meeting to conduct an Australian ballot, which is expensive. Blood said that if the Selectboard maintains authority to pass Zoning Regulations, voters still have the power to repeal Selectboard decisions, if 5% of voters sign a petition.

- b. Two Rivers: None.

8. 8:25: Planning Commission Vacancy Update:

- a. Notices and Ads: Parks reported that he has advertised in the Valley News, the Listserve, Newsletter, and posters.
- b. Carlos announced that she plans to resign from the Commission when the other vacancy is filled. Parks will try to fill two positions.

9. 8:30: Old Business: None.

10. 8:30: New Business: None.

11. 8:30: Adjourned.

Respectfully submitted,

Ann Fenton
Recording Clerk
Thetford Planning Commission